

# \$699,900 - 240 Sage Bank Grove Nw, Calgary

MLS® #A2260502

**\$699,900**

3 Bedroom, 4.00 Bathroom, 1,714 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

**\$15,000 PRICE IMPROVEMENT** Welcome to this warm and inviting 3 BED 3.5 BATH home offering over 2,200 sq ft of beautifully developed living space, thoughtfully designed for families who love to gather, entertain and grow. The bright and spacious open-concept main floor is perfect for everyday living, with a modern kitchen, generous dining space, and a cozy living area where everyone can come together. A convenient 2-piece bathroom on this level makes hosting effortless. Upstairs, you'll find 3 comfortable bedrooms, including a relaxing primary suite with a luxurious 5-piece ensuite, your perfect retreat at the end of the day. A versatile bonus room offers space for movie nights, homework, or playtime, while upper-floor laundry makes family routines easier than ever. The **FULLY DEVELOPED BASEMENT** adds even more living space, featuring a stylish wet bar, a large recreation room ideal for game nights or teen hangouts, and a full bathroom for added convenience. Outside, there's even room to add a potential **SIDE ENTRANCE**, giving you flexibility for future possibilities. Recent updates include, (2025) **FRESHLY PAINTED**, (2025) **ROOF & SIDING**, (2025) **REFRIGERATOR**, (2023) **AIR CONDITIONER**. Located in the sought-after community of Sage Hill, this home is close to parks, pathways, schools, shopping and everything your family needs. With its smart layout, modern finishes, and family-friendly design, this is a place where memories are



made and moments are cherished. Call today  
to arrange your private showing!

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260502    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,714       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 240 Sage Bank Grove Nw |
| Subdivision | Sage Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 0K2                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Family Room, Gas        |
| Has Basement    | Yes                     |
| Basement        | Full                    |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 36                   |
| Zoning         | R-G                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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