

# \$849,990 - 61 Sage Bank Crescent Nw, Calgary

MLS® #A2226053

**\$849,990**

5 Bedroom, 4.00 Bathroom, 2,463 sqft  
Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

Open House Sat 31 May 2025 2.00 pm to 5.00 pm. Stunning luxury home located on a quiet street in the highly desirable community of Sage Hill, offering over 3,400 sq ft of beautifully developed living space. From the moment you enter, you're greeted by a bright and spacious open-concept layout, featuring gleaming hardwood and tile flooring throughout the main level. The large kitchen and dining area is a chef's dream, complete with an oversized granite-topped island, high-end gourmet appliances, and ample cabinetry for storage and meal prep. The adjacent great room boasts a cozy gas fireplace and custom built-ins, perfect for showcasing your favorite décor or keepsakes. A spacious den/office/bedroom is conveniently located off the main floor, along with a full 3-piece bathroom and a well-designed mudroom leading to the oversized attached garage.

Upstairs, the home continues to impress with a luxurious primary suite that includes a spa-like 6-piece en-suite bathroom and a generous walk-in closet. Two more large bedrooms also feature walk-in closets, and a versatile bonus room with dual entrances offers the perfect space for family movie nights or relaxation. The upper floor also includes a dedicated laundry room.

The fully developed and permitted basement adds exceptional living space, featuring two additional bedrooms, a full bathroom, a spacious media room, and a flexible gym area.



The backyard has been professionally landscaped, providing a tranquil setting complete with a beautiful 3-season Sunroom and patio – ideal for outdoor entertaining or family time. Additional features include a water softener, roughed-in central vacuum with toe-kick sweeps in the kitchen and bathrooms, and an oversized driveway that adds convenience and extra parking. This home shows 10/10 and is the perfect blend of luxury, comfort, and practicality for modern family living. \*Upgraded shingles to hail resistant shingles, replacement will start at the end of June.

Built in 2011

**Essential Information**

MLS® #	A2226053
Price	\$849,990
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,463
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	61 Sage Bank Crescent Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0J2

**Amenities**

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Smoking Home, Bookcas
Appliances	Dishwasher, Dryer, Electric Range Hood, Refrigerator, W
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	17
Zoning	T3R 0J4
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	DreamHouse Realty Ltd.
----------------	------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.