

# \$688,000 - 37 Sage Bank Link Nw, Calgary

MLS® #A2222455

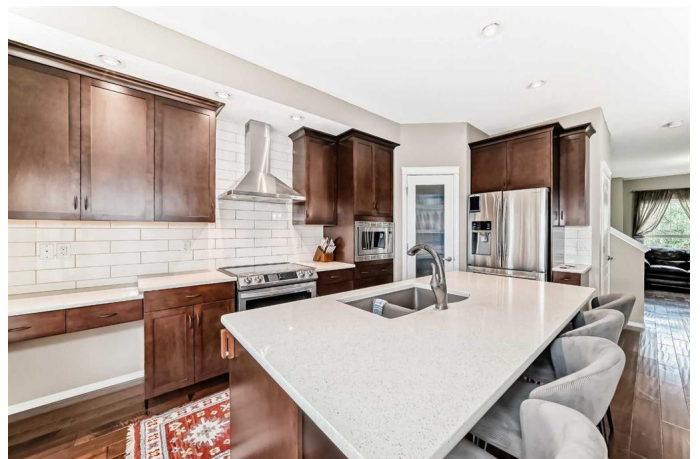
**\$688,000**

3 Bedroom, 4.00 Bathroom, 1,448 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

Pride of Ownership exudes from this spacious 2 Storey home that comes with 3 bedrooms, 4 baths plus a fully developed WALK-OUT basement and an oversized heated double detached garage (20' X 24'). Built by Morrison Homes, the 'Sonoma' floor plan offers the ultimate in design and functionality. The main level consists of gorgeous hand-scraped hardwood floors, upgraded entry ceramic tile, plus high ceilings and large windows that bring in tons of natural sunlight, making this home warm and bright. The kitchen is a Chef's delight offering upgraded S/S appliances, Quartz counter-tops, tiled backsplash, a corner pantry, plus a great island with a large undermount sink that overlooks the separate dining area and living room with a cozy gas fireplace. Completing the main level is a 2pc bath and back access to a good sized South facing upper deck. The upstairs offers a huge primary bedroom with a walk-in closet and 4pc ensuite plus two additional bedrooms, another 4pc bath and a laundry room. The walk-out basement is great for entertaining with a good sized family room, office/flex area plus a 2pc bath and extra storage areas. The backyard is fully fenced/landscaped creating your own Oasis with lovely flowers, aspens and professional concrete work leading to the oversized heated double detached garage with a paved back-alley. Additional bonuses include: New class 4 shingles, siding, fascia and eavestroughs (Mar 2025). Location is fantastic, close to schools, parks, playgrounds,



City transit, major shopping, restaurants, and easy access to main roadways. This home shows immaculate and is a must see to appreciate.

Built in 2012

### Essential Information

MLS® #	A2222455
Price	\$688,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,448
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	37 Sage Bank Link Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0K1

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), High Ceilings
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Few Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	15
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
----------------	-----------

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.