

37 Sage Bank Link NW
Calgary, Alberta

MLS # A2222455



\$688,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: S/S Refrigerator in Basement & Wood Shelving in Garage

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.