

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

MLS® #A2222455

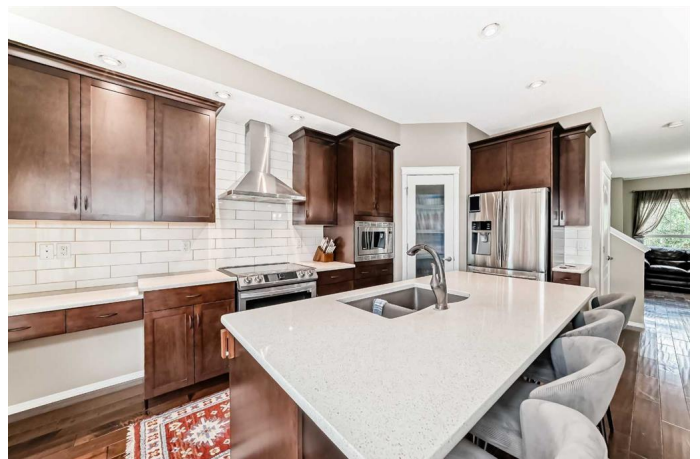
**\$688,000**

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
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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	16
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
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