

# \$825,000 - 8 Sage Bank Way Nw, Calgary

MLS® #A2245011

**\$825,000**

4 Bedroom, 4.00 Bathroom, 1,963 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

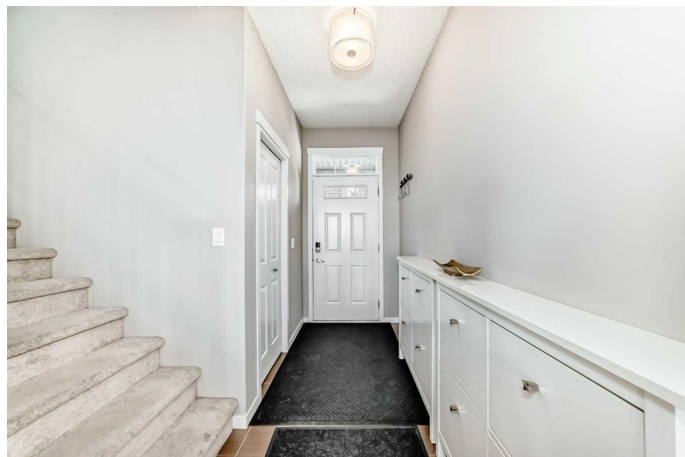
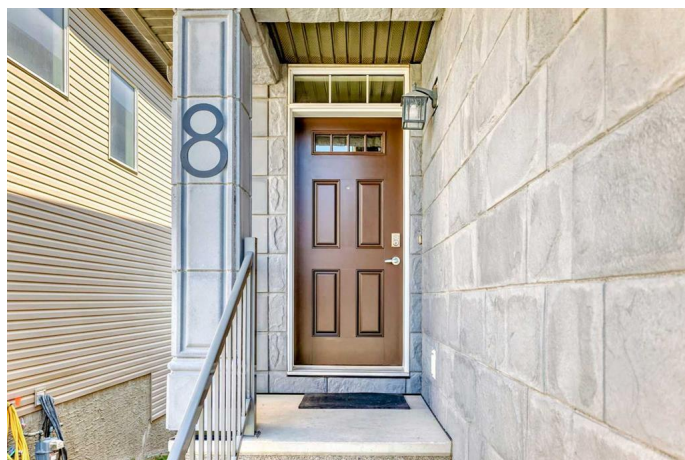
Rare Opportunity: Beautiful 2-Storey Walk-Out with Legal Basement Suite

Homes like this don't come around very often. This beautifully maintained 2-storey walk-out offers a legal one-bedroom basement suite with a secure tenant and lease in place until May 31, 2026. The suite is thoughtfully designed with full-height kitchen cabinets, under-cabinet lighting, Quartz countertops in both the kitchen and bathroom, and convenient in-suite laundry tucked behind a stylish barn door. It also includes sound bar, soundproof insulation, insulated walls, and specialized caulking around pipes to reduce noise. With separate utility meters, there's no need to share services. Best of all, the rental income can be used to help qualify for your mortgage.

The main floor of the home features 9-foot ceilings, rounded corners, a cozy gas fireplace, and brand-new vinyl plank flooring. The kitchen is a standout, offering full-length cabinets with granite countertops, a built-in wine fridge, and a walk-through pantry. Patio doors open to a spacious deck equipped with a gas line—perfect for summer barbecues and entertaining.

Upstairs, you'll find a generous bonus room, a convenient laundry room, and three large bedrooms, including a luxurious primary retreat with a spa-like 5-piece ensuite.

Outside, the home impresses with its hail-resistant stoneware exterior on the front, new shingles, and beautifully landscaped yard.



Poured concrete stairs lead down the side of the house to the backyard, providing easy access. Additional upgrades include enhanced attic insulation for energy efficiency.

This home shows true pride of ownership and is ideally located at the end of a quiet street with a park and playground just steps away. A bus stop and a nearby shopping centre with Co-op make everyday errands simple and convenient. This is an exceptional opportunity to own a truly versatile and well-cared-for home.

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245011    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,963       |
| Acres          | 0.09        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8 Sage Bank Way Nw |
| Subdivision | Sage Hill          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3R 0K7            |

### Amenities

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

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

## Interior

|                   |                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry                                                                                                                                                                               |
| Appliances        | Built-In Electric Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Wine Refrigerator |
| Heating           | Baseboard, In Floor, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Out                                                                                                                                                                                       |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Dog Run, Private Yard                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Dog Run Fenced In |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Concrete, Other, Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 21               |
| Zoning         | R-1N             |
| HOA Fees       | 105              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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