

8 Sage Bank Way NW
Calgary, Alberta

MLS # A2245011

\$810,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,963 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped		

Heating:	Baseboard, In Floor, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	Water:	
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

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 stonetile 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.