

56 Sage Bank Link NW  
Calgary, Alberta

MLS # A2174530



**\$619,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Brick, Concrete, Metal Frame, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1N

**Utilities:** -

**Inclusions:** N/A

This gorgeous Morrison Home is the award winning "Blakely" model and comes with 3 bedrooms, 2.5 baths plus an office/den and double detached garage. The main level consists of an open floor plan with a tiled front entrance, wrought iron railings and 9' ceilings through-out making this home feel bright and spacious. The gourmet kitchen offers upgraded S/S appliances, granite countertops, tiled backsplashes, dark custom cabinets, a corner pantry plus a large center island that overlooks the separate dining area and large living room that grants access to the back deck/yard. Completing the main floor is a good sized den/office with a large window and a 2pc bath. Upstairs you will find the huge Master bedroom with a walk in closet plus a 3pc ensuite with a gorgeous oversized low step tiled shower. Two additional bedrooms, a 4pc bath and laundry room complete the upper level. The basement awaits your personal touches and comes with high ceilings, rough-in plumbing for a bathroom plus enlarged windows that bring in tons of natural sunlight. Additional Bonuses Include: Central Air Conditioning, H.E Furnace plus rough-in for central vacuum. Completing this immaculate home is a fully fenced/landscaped yard with a huge back deck and Double detached garage. Located close to schools, parks, City transit, major shopping and easy access to main roadways.