

\$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

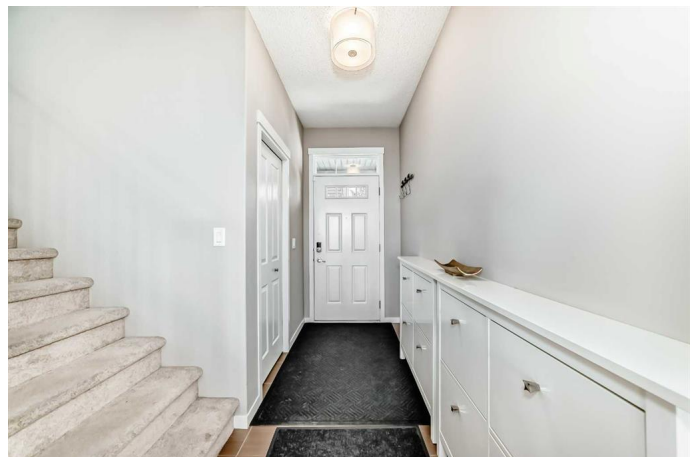
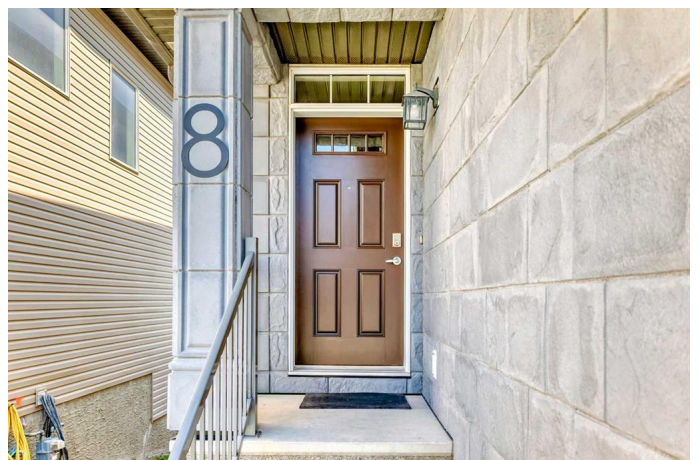
OPEN HOUSE SUNDAY AUGUST 3rd 1 PM - 3:30 PM

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, Dog Run Fenced In, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	2
Zoning	R-1N
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Calgary Real Estate
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