



GRASSROOTS
REALTY GROUP

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192 Sage Valley Drive NW
Calgary, Alberta

MLS # A2228847



\$725,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,461 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl
Roof:	Asphalt
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: TV Brackets, shed

*** LEGAL SUITE, ATTACHED GARAGE, ACROSS FROM GREENSPACE/FUTURE SCHOOL *** Welcome to 192 Sage Valley Drive, an extraordinary residence where sophistication meets timeless design. Nestled in the prestigious community of Sage Hill, this meticulously maintained home exudes pride of ownership and offers an unparalleled lifestyle of luxury and convenience. Step into the grand open-concept main level, where rich gleaming hardwood floors set the tone for a space designed to impress. The chef's kitchen is an absolute showstopper, featuring exquisite quartz countertops, premium stainless steel appliances, a deep undermount granite sink (complete with garburator), a designer tile backsplash, and upgraded statement lighting—all crafted for both culinary excellence and effortless entertaining. Adjacent, the sun-drenched living room boasts a large picture window, welcoming an abundance of natural light, while the cozy gas fireplace adds warmth and ambiance, perfect for intimate gatherings. A thoughtfully placed powder room and laundry area complete the main level with convenience and style. Ascend to the private upper level retreat, where tranquility and comfort await. The sumptuous master suite is a haven of relaxation, complete with a spa-inspired 3-piece ensuite, designed for serene mornings and restful evenings. Two additional generously sized bedrooms, each featuring spacious walk-in closets, share a beautifully appointed 4-piece bath, while an oversized linen closet ensures effortless organization. Step outside into the sun-drenched southwest-facing backyard, a lushly landscaped escape designed for luxurious outdoor living. The expansive two-tiered deck, complete with dual natural gas hookups, sets the stage for seamless alfresco entertaining—from sun-soaked brunches to enchanting

evening gatherings under the stars. An exceptional addition to this home is the sophisticated legal suite, a fully self-contained living space boasting a gourmet gas stove, abundant cabinetry, a spacious bedroom, a thoughtfully designed living and dining area, a sleek full bathroom, and a private laundry and entrance—ideal for accommodating extended family or generating valuable rental income. An elementary school has been approved from CBE on field across the way. Also, the deck has been freshly stained, NEW ROOF in past 6 months and 3 sides of new siding! Perfectly positioned near shopping, sports fields, scenic playgrounds, and effortless city transit, this breathtaking residence offers the ultimate blend of exclusivity and convenience. Indulge in the elegance of Sage Hill—this home is an extraordinary opportunity for those who seek nothing but the finest!