



**GRASSROOTS**  
REALTY GROUP

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**27 Sage Valley Court NW**  
**Calgary, Alberta**

**MLS # A2235100**



**\$889,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,737 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Hot Tub, Security Camera

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

Nestled on a pie-shaped lot in a peaceful cul-de-sac, this stunning 4-bedroom, 2.5-bathroom home offers over 2,730 sq. ft. of beautifully designed living space, with even more potential in the undeveloped basement. With a serene west-facing backyard that backs onto Liam Field Park, this home offers rare privacy, scenic views, and a family-friendly location in one of NW Calgary's most desirable communities. Step inside to an inviting open foyer and formal dining area, perfect for hosting special gatherings. The heart of the home is the chef-inspired kitchen, featuring elegant granite countertops, a walk-through pantry and mudroom, a built-in desk for extra workspace, and plenty of storage. The cozy living room centers around a beautiful gas fireplace, creating a warm and welcoming atmosphere for relaxing or entertaining. From here, step out to your landscaped backyard oasis, complete with a spacious deck, hot tub, and BBQ gas line—ideal for summer BBQs and family get-togethers. Upstairs, the primary suite is a true retreat, offering a spa-like ensuite with a massive custom shower, soaker tub, dual vanities, and a generous walk-in closet. The upper level also includes a large bonus room, perfect for a play area or media room, and three additional bedrooms—two of which feature walk-in closets—providing ample space for a growing family or guests. This home also includes beautiful hardwood floors throughout the main level, a brand-new roof, gutters, and siding installed in January 2025, and a newer hot water tank. The property sits on a spacious 5,984 sq. ft. lot and includes an attached double garage, and irrigation for easy maintenance landscaping. The unfinished basement offers room to grow and personalize as needed. Set in the quiet, scenic enclave of Sage Hill Court, this home combines the beauty and privacy of backing onto a

green space with the convenience of quick access to shopping, dining, schools, playgrounds, parks, and transit. Surrounded by other young families, it's an ideal setting for modern city life with a warm suburban feel. Don't miss your chance to call this exceptional property home, a perfect place to raise your family and invest in your future.