



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

43 Sage Valley Court NW
Calgary, Alberta

MLS # A2247609



\$874,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,731 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Electric awning on deck		

43 Sage Valley Court NW. An immaculately maintained and updated 2 Storey estate home in Sage Hill. Located in a quiet cul-de-sac and backing directly onto a large park! Boasting 3900 sq ft of living space and 5 bedrooms! All aspects of this home are larger & grander than average & this property is fully loaded with extras and upgrades. Multi-zone heating, central A/C, central vac, soaring over-height ceilings, arched doorways & custom doors throughout, real hardwood, & much more. Brand new (2025) exterior siding, trim, fascia, & roof shingles! Entire home freshly painted. Modern open plan sprawls though the main level with generously sized rooms. Giant 25'x24' heated garage, fully finished with epoxy floor. A very rare feature for the NW suburbs. Chef's inspired kitchen with updated deluxe stainless steel appliances, granite countertops, & stained real wood cabinetry. Large adjacent great room overlooking the park. Formal dining room & main floor office/study complete the main floor. Huge primary retreat upstairs with spa inspired ensuite bath & oversized walk-in closet. Fully developed down offering a 4th bedroom, 5th bedroom/gym/flex room, and ample space for your home theater & recreation room needs. Full length composite deck on the back of the home enjoying private, panoramic park views & sunny South exposure. For those hot summer days, an electric awning provides shade. A total package estate home in Calgary's NW, completely turnkey and ready for your family!