



**9 Sage Valley Park NW  
Calgary, Alberta**

**MLS # A2288892**



**\$674,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,849 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Low Maintenance Landscape, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**WELCOME HOME!** This beautiful 2-storey home offers 1,848 sq. ft. above grade, an incredible family-friendly layout with 3 bedrooms plus a bonus room upstairs, and a fully developed basement. The bright main floor showcases 9-foot ceilings, hardwood flooring, large windows, and an open-concept design. The kitchen is equipped with stainless steel appliances, a pantry, modern tile backsplash, and a spacious island with an eating bar. The adjoining living room is centered around a gas fireplace, creating a comfortable everyday living space. You’ll also notice custom-built lockers and cabinets in the mudroom, completing the main floor. The primary bedroom includes a massive 5-piece ensuite with dual sinks, a huge soaker tub, separate shower, and an oversized walk-in closet. The fully developed basement adds valuable square footage and flexibility, complete with a dedicated laundry area, office nook or study space, and a rec room. The fenced and treed backyard showcases low-maintenance landscaping, along with a deck and patio area, creating a private outdoor setting close to the surrounding ravine and pathway system. Located with easy access to dining, top-rated schools, shopping, transit, parks, and playgrounds, this home sits in a well-established, family-oriented community with excellent amenities. A fantastic opportunity to put down roots and raise your family. Don’t miss out on this one!