



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

MLS # A2142924



\$849,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,106 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to this stunning detached home nestled in the sought-after community of Sage Hill. With 3 bedrooms, 2.5 bathrooms, and a captivating backyard backing greenspace and the ridge, this property is a true gem you won't want to miss! Heading inside, you're greeted by an expansive entryway that leads into a conveniently located office space, ideal for those who work from home. The main floor features a seamlessly integrated kitchen, large living area, and dining room, creating a perfect space for entertaining family and friends. Abundant natural light fills the rooms through large windows, enhancing the bright and open atmosphere. The kitchen is a chef's dream, equipped with stainless steel appliances, a spacious pantry, and adjacent laundry facilities for added convenience. Upstairs, a generous loft area awaits, perfect for cozy movie nights or relaxing with your favorite shows. Two well-proportioned bedrooms complement the primary suite, which offers a tranquil sanctuary with expansive windows overlooking the serene ravine. The primary bedroom also features an ensuite bathroom complete with a luxurious soaker tub, separate shower, and a walk-in closet. The unfinished basement presents a blank canvas, offering endless possibilities to tailor the space to your preferences. Whether you envision a home gym, a games room for lively evenings, or a private theater, the basement provides ample room for customization. Located in the vibrant community of Sage Hill, residents enjoy close proximity to numerous shopping centers, reputable schools, picturesque parks, and scenic walking paths. There's always something to do and explore just steps away from your doorstep. Don't miss out on the opportunity to make this exceptional property your new home. Schedule your appointment today and experience everything this home has to offer!