



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

MLS # A2152609



\$819,900

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: Gemstones

Welcome to this stunning detached home located in the community of Sage Hill. With 3 bedrooms and 2.5 bathrooms, along with a captivating backyard backing greenspace and the ridge, this is a property you truly don't want to miss! Heading inside, you'll be greeted by a large entryway that leads into a main floor office space, perfect for those who work from home. Further in, you'll appreciate the seamless integration of the kitchen, living, and dining rooms, creating an ideal space for entertaining. Large windows bathe the interior in natural light, enhancing the bright and open atmosphere. The kitchen is designed with families in mind, with stainless steel appliances, a spacious pantry, and a large island perfect for meals at home. Adjacent to the kitchen is the laundry room, adding convenience to your daily routine. Upstairs, a spacious loft area awaits, providing ample space for movie nights with friends and family. Two generously sized bedrooms complement the primary suite, which offers serene views through large windows overlooking the greenspace and ravine. The primary bedroom also features an ensuite bathroom complete with a soaker tub, separate shower, and a walk-in closet. The unfinished basement offers endless possibilities, allowing you to unleash your creativity. Whether you envision a home gym, a games room, or a private theater, this space provides the room for customization. Located in Sage Hill, residents enjoy close proximity to shopping centers, reputable schools, parks, and scenic walking paths. There's always something to do and explore just steps away from your doorstep! Don't miss your opportunity to make this home your own! Book a showing today and experience everything this exceptional property has to offer!