

\$849,900 - 174 Sage Valley Close Nw, Calgary

MLS® #A2114340

\$849,900

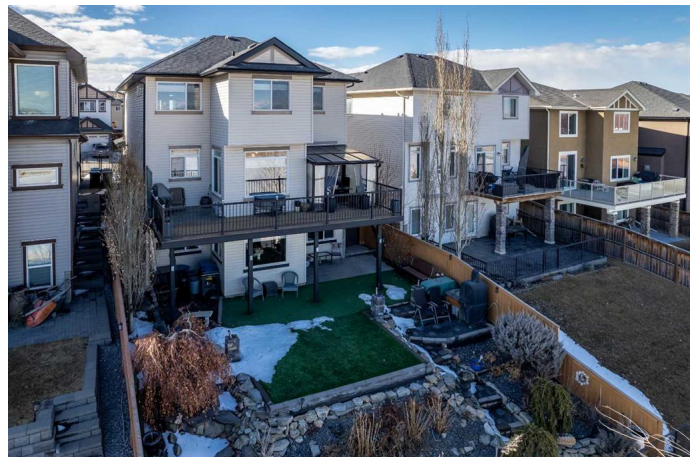
3 Bedroom, 4.00 Bathroom, 2,181 sqft

Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

Open House Saturday March 16th from 2:00pm to 4:00pmLocation, Location, Location! Welcome to this meticulously cared for Family Friendly home located on a Quiet Street with a fully Developed Walk-out Basement backing on to Pond in the highly sought after community of Sage Hill! With over 3050 square feet of Developed living space, this very well-maintained home has 3 Bedrooms plus a Den/Office, 4 bathrooms, a fully developed Walk-out Basement, Heated Garage, plus a must see fully landscaped with artificial grass, zero maintenance backyard. The Main Floor features an Office that is perfect for working from home, an Open Concept, Kitchen, Family Room and Dining area plus a Fantastic covered Outdoor living area with a canopy gazebo and a sprawling Deck complete with a gas BBQ area. The Upper Floor has a huge Bonus room, 2 Bathrooms, 3 Bedrooms including a Primary Bedroom that faces the pond and a 5-piece Ensuite. The Walk-out basement has another Bathroom, extra Large Rec room and walks out to the Backyard which back onto a pond with a peaceful walking path. Conveniently located close to Costco, Walmart, Shoppers Drug Mart, Parks, Playgrounds, Daycares, Restaurants, Banks and shopping centers. Easy access to Stoney Trail, Shaganappi Trail and Sarcee Trail. Call to book your Private Showing today!

Built in 2008



Essential Information

MLS® #	A2114340
Price	\$849,900
Sold Price	\$855,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,181
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	174 Sage Valley Close Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas

Has Basement Yes
Basement Separate/Exterior Entry, Finis

Exterior

Exterior Features Lighting
Lot Description Back Yard, Backs on to Park
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 14th, 2024
Date Sold March 18th, 2024
Days on Market 4
Zoning R-1
HOA Fees 105.00
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.