

\$680,000 - 212 Sage Valley Circle Nw, Calgary

MLS® #A2118158

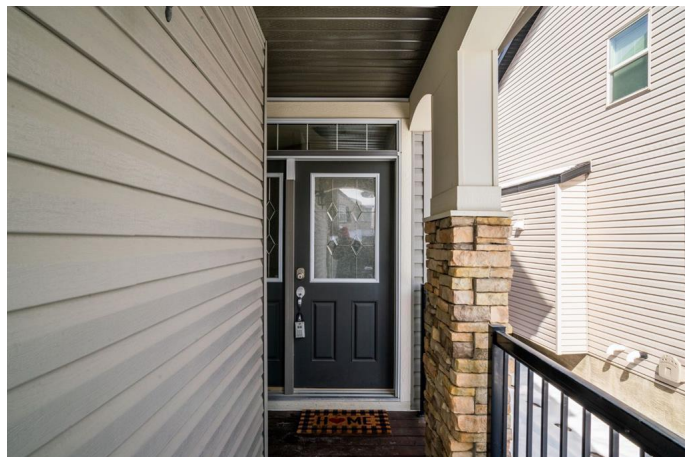
\$680,000

3 Bedroom, 4.00 Bathroom, 1,669 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

This is IT - your search is OVER! This SAGE HILL DETACHED 3 bedroom / 3 Full + ½ bath - FULLY developed home w/DOUBLE ATTACHED garage - is waiting for you to take possession - in the next 60 days! Truly a pride of ownership here. Originally built by Trico Homes. NW light in the back and SE exposure at the front - allows you to enjoy the sun all day long! PLUS this home has SO many windows! For those HOT days ahead - AC is already installed. Decorative stonework on front of home. Large bright foyer w/glass inserts in front door/window beside - welcomes you & your guests home. Hardwood on main level. HIGH ceilings! OPEN CONCEPT. ENJOY cooking in this lovely kitchen. Loads of counter space. Breakfast bar allows for easy dining - or company while you prep meals. Dining area large enough to accommodate a BIG dining room table! Direct access to your recently stained/terraced deck PLUS fully fenced backyard. Living area is perfect for enjoying TV - or warmth of the fireplace - or just being close together. Head upstairs & find MORE sunshine + a perfect pocket office space, top floor laundry & 3 large bedrooms! Have kids? They will love their new rooms. One bedroom even has a walk-in closet w/window! Or need office space, guest areas? These rooms can be anything you want! Also a BRIGHT (there are two windows) 4 piece bath! The primary bedroom offers walk-in closet, space for KING sized bed, another big window & loads of natural light. Ensuite is



LARGE & nicely designed. 2 SEPERATE vanities. Soaker tub, makeup table, separate shower/toilet room w/another window!!!!!!
Such a smart use of this space. And we are not done....the basement is FULLY developed. BIG window, 3 piece bath, loads of storage. Again - use the space anyway you need to!
Developed on over 300 acres of land - Sage Hill offers residents the proximity/benefits of the city - with country style living. Both public & Catholic schools in nearby Evanston - less than 10 min drive! Go out your front door - turn right - & within mins you have access to: Outdoor skating rink, Soccer field, Baseball Diamond! Amenities, groceries, restaurants, services - so close by! 4 min walk takes you to Sage Hill Vista Point - enjoy natural walking paths+ a great view! 25 min drive to the Airport. 25 min drive downtown. 18 min drive to Canada Olympic Park. With easy access to 144 Avenue NW, 128 Avenue NW, Shaganappi Trail, Deerfoot Trail & the Ring Rd - you can get anywhere in the city easily. Even Costco is less than 10 mins away! The convenient location of Sage Hill is one of the many things that make it a great choice for homebuyers who are interested in finding a welcoming community - that is family oriented, peaceful & convenient to everything you may need for your family. Current owners have to leave our great province - but this is the BEST news - for BUYERS that want to live in this amazing neighbourhood ... and this special home. Book a showing today!

Built in 2010

Essential Information

MLS® #	A2118158
Price	\$680,000
Sold Price	\$686,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,669
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	212 Sage Valley Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 16th, 2024
Days on Market	20
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.