

\$714,999 - 55 Sage Valley Close Nw, Calgary

MLS® #A2140094

\$714,999

4 Bedroom, 4.00 Bathroom, 1,780 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Welcome to this enchanting family home, lovingly cared for since 2010 by a young family. With your creativity and some touch-ups, this gem will shine anew, offering a perfect blend of comfort, style, and functionality. Step inside to a spacious open-concept main level, where the living room, kitchen, and dining area seamlessly blend. The kitchen is a culinary enthusiast's dream, featuring gleaming stainless steel appliances, elegant granite countertops, and rich espresso-colored cabinets that extend to the ceiling, providing ample storage space. A generous kitchen island comfortably accommodates three bar stools, ideal for casual dining or entertaining guests. Ascend to the upper level, where you'll find a bright and expansive bonus room, perfect for cozy family movie nights. The master bedroom, facing east, bathes in the gentle morning light, creating a serene start to your day. The master ensuite offers a luxurious retreat with a jetted tub, a separate shower, a toilet, and a sink with a long countertop, ensuring ample space for morning routines. Two additional bedrooms and a four-piece bathroom complete this level, providing comfortable accommodations for the entire family. The fully developed basement offers versatile living spaces, including a large recreation or home office area, a spacious bedroom, and a modern three-piece bathroom, making it ideal for guests or a growing family. The furnace room includes plenty of additional storage and features a conduit to the attic for



solar panel installation. This house is wired for network connectivity for high speed connections for your devices. The exterior of this home exudes charm and curb appeal with its exposed aggregate concrete driveway and steps. In the rear, a wooden deck invites you to relax and enjoy outdoor living, while the large, fenced yard provides privacy and a secure playground for children. Embrace the opportunity to make this house your home, where cherished memories await. Schedule a viewing today and experience the perfect blend of comfort and elegance in this remarkable family abode.

Built in 2010

Essential Information

MLS® #	A2140094
Price	\$714,999
Sold Price	\$705,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,780
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	55 Sage Valley Close Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Wired for Data
Appliances	Dishwasher, Dryer, Electric Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	July 2nd, 2024
Days on Market	18
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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