

\$698,900 - 127 Sage Valley Park Nw, Calgary

MLS® #A2152543

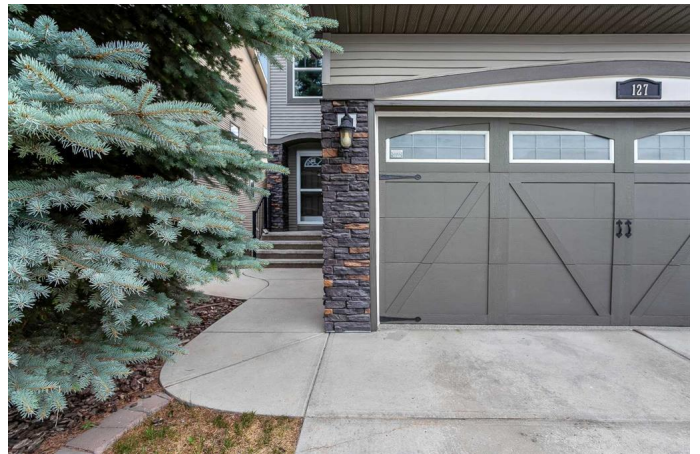
\$698,900

3 Bedroom, 3.00 Bathroom, 1,796 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome to Sage Hill, the desirable neighborhood known for its family-friendly environment and proximity to amenities. This 2 STOREY, WALK OUT offered by the original owners, has been meticulously maintained over the years. With added extras to make the house feel like a home. The backyard is beautifully landscaped with flowering shrubs, storage shed and features a Rubber Stone patio, which is a durable and attractive surfacing material perfect for outdoor spaces. The home boasts a double attached garage, heated, with a Polysporatic floor. Polysporatic floors are known for their durability, resistance to stains, and easy maintenance, making it an excellent choice for a garage. There are three spacious bedrooms, a versatile bonus room with a door, making the space functional for either media room, home office, playroom, entertainment space, or even that 4th bedroom. The primary bedroom has lots of space, with a walk-in closet and an ensuite with a soaker tub. The unfinished walk out basement is a great feature for future customization, such as creating an in-law suite or additional recreational area. Includes a rough in for a washroom and gives the new owner the opportunity to design the space exactly as they would like, providing additional living space and easy access to the backyard. So many updates and features include updated appliances, Reverse Osmosis water system in the kitchen, concrete walkway to the back yard, vinyl fence, flowering shrubs,



roughed in vacuum system, rough in for a garburator, bonus room with door and surround sound roughed in, ceramic tiles and upgraded carpet/underlay, custom curtains/blinds, furnace in the garage, central air, high capacity tankless hot water, updated modulating furnace and water softener. Book your viewing with your favourite Realtor today!

Built in 2008

Essential Information

MLS® #	A2152543
Price	\$698,900
Sold Price	\$713,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,796
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	127 Sage Valley Park Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E5

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door

Opener, Garage Faces Front

Interior

Interior Features	Bathroom Rough-in, Breakfast Room, Granite Counters, Kitchen Island, Hot Water, Vinyl Windows, Walk-In
Appliances	Central Air Conditioner, Dishwasher, Electric Control(s), Microwave Hood, Stove, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Fenced, Landscaped, Level, Many Trees, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2024
Date Sold	August 9th, 2024
Days on Market	9
Zoning	R-1N
HOA Fees	150.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	KIC Realty
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