

\$629,900 - 44 Sage Valley Drive Nw, Calgary

MLS® #A2162593

\$629,900

3 Bedroom, 3.00 Bathroom, 1,545 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Welcome to 44 Sage Valley Drive NW. Discover this meticulously maintained 2-storey gem nestled in the vibrant community of Sage Hill. Offering 1,544 sq. ft. of thoughtfully designed living space, this charming residence provides a perfect blend of comfort and style.

Step inside to be greeted by an abundance of natural light streaming through numerous windows that illuminate the open and airy main floor. The spacious living room features a cozy fireplace, making it the perfect spot for relaxing with family and friends. Adjacent to the living area is a convenient 2-piece half bathroom, enhancing the functionality of the space.

The heart of the home is the well-appointed kitchen, complete with sleek stainless steel appliances, ample cabinet storage, and a generous counter area for meal preparation. The adjacent dining area is bathed in natural light and provides easy access to the expansive backyard. The beautifully landscaped backyard is a private retreat, featuring a patio area perfect for outdoor entertaining, as well as a few mature trees for added privacy and shade.

Upstairs, you'll find two generously sized bedrooms, each offering comfort and tranquility. They share a well-designed 4-piece bathroom. The convenient upper-floor laundry ensures that chores are a breeze. The master bedroom is a true sanctuary, boasting large



windows that flood the room with sunlight, and an indulgent 3-piece ensuite bathroom with a jetted soaker tub and a walk-in closet for your personal retreat.

The unfinished basement provides a blank canvas for your creativityâ€”transform it into a home gym, entertainment space, or additional storage as your needs dictate.

Located close to essential amenities including shopping, transit, walking paths, parks, and major highways, this home offers both convenience and community charm.

Donâ€™t miss out on the opportunity to make this beautiful house your new home. Call today to schedule your private showing! *Hail Damage will be repaired by seller*

Built in 2008

Essential Information

MLS® #	A2162593
Price	\$629,900
Sold Price	\$603,635
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,545
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	44 Sage Valley Drive Nw
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Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0C9

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Vinyl Windows, Jetted Tub, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	December 11th, 2024
Days on Market	98
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office

Century 21 Bravo Realty

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