

# \$689,900 - 46 Sage Valley Close Nw, Calgary

MLS® #A2171259

**\$689,900**

3 Bedroom, 3.00 Bathroom, 1,743 sqft  
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Beautiful 2 Storey house in Sage Hill. Very well maintained and extremely clean and fresh. Big windows for brightness, 9 foot ceiling. Main floor features gourmet kitchen with granite countertops, corner pantry and upgraded newer appliances, big family room with fireplace, spacious dining room with french door leading to a huge deck on the sunny west back yard, main floor laundry and powder room. Large bonus room upstairs, spacious master bedroom with elegant ensuite bathroom with new shower, good size kids' bedrooms and main bathroom. A lot of upgrades in this lovely home like hardwood floors, ceramic tiles, new roof, siding, fascia and downspouts in 2024, well maintained furnace, newer hot water tank in 2021. Perfect location on quiet and safe street close to schools, parks, amenities, shopping and transportation

Built in 2009

## Essential Information

MLS® #	A2171259
Price	\$689,900
Sold Price	\$680,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,743



Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	46 Sage Valley Close Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E2

### **Amenities**

Amenities	Other
Parking Spaces	6
Parking	Double Garage Attached

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Breakfast Bar, Granite Counters, High Ceilings, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Garage Control(s), Window Coverings, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick

Foundation            Poured Concrete

### **Additional Information**

Date Listed            October 6th, 2024  
Date Sold              November 6th, 2024  
Days on Market       30  
Zoning                  R-G  
HOA Fees               105.00  
HOA Fees Freq.       ANN

### **Listing Details**

Listing Office           CIR Realty

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