

## 43 Sage Valley Court NW Calgary, Alberta

**MLS # A2247609**



# \$874,900

|                  |                                                                      |               |                   |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sage Hill                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                    |               |                   |
| <b>Style:</b>    | 2 Storey                                                             |               |                   |
| <b>Size:</b>     | 2,731 sq.ft.                                                         | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 5                                                                    | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Oversized                     |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                            |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot |               |                   |

|                    |                                                                                                                                                 |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                                                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Electric awning on deck                                                                                                                         |                   |     |

43 Sage Valley Court NW. An immaculately maintained and updated 2 Storey estate home in Sage Hill. Located in a quiet cul-de-sac and backing directly onto a large park! Boasting 3900 sq ft of living space and 5 bedrooms! All aspects of this home are larger & grander than average & this property is fully loaded with extras and upgrades. Multi-zone heating, central A/C, central vac, soaring over-height ceilings, arched doorways & custom doors throughout, real hardwood, & much more. Brand new (2025) exterior siding, trim, fascia, & roof shingles! Entire home freshly painted. Modern open plan sprawls though the main level with generously sized rooms. Giant 25'x24' heated garage, fully finished with epoxy floor. A very rare feature for the NW suburbs. Chef's inspired kitchen with updated deluxe stainless steel appliances, granite countertops, & stained real wood cabinetry. Large adjacent great room overlooking the park. Formal dining room & main floor office/study complete the main floor. Huge primary retreat upstairs with spa inspired ensuite bath & oversized walk-in closet. Fully developed down offering a 4th bedroom, 5th bedroom/gym/flex room, and ample space for your home theater & recreation room needs. Full length composite deck on the back of the home enjoying private, panoramic park views & sunny South exposure. For those hot summer days, an electric awning provides shade. A total package estate home in Calgary's NW, completely turnkey and ready for your family!