



THE
A-TEAM

**RE/MAX
FIRST**

84 SAGE VALLEY Park, Calgary T3R 0E5

MLS® #: **A2142924** Area: **Sage Hill** Listing Date: **06/25/24** List Price: **\$875,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **5,726 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,106**
 Low Sqft:
 Ttl Sqft: **2,106**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **French Door,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	Dining Room	Main	13`3" x 14`1"
Kitchen	Main	12`2" x 12`3"	Laundry	Main	6`7" x 8`2"
Living Room	Main	14`8" x 15`4"	Office	Main	9`4" x 11`3"
4pc Bathroom	Second	8`4" x 4`10"	4pc Ensuite bath	Second	12`7" x 12`0"
Bedroom	Second	11`5" x 12`1"	Bedroom	Second	11`6" x 10`1"

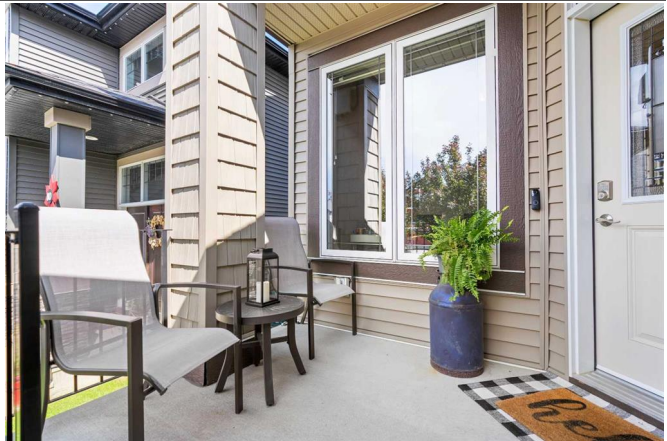
Loft	Second	12`7" x 15`8"	Bedroom - Primary Legal/Tax/Financial	Second	12`11" x 13`11"
Title:	Zoning:				
Fee Simple	R-1				
Legal Desc:	0812219	Remarks			

Pub Rmks: **Welcome to this stunning detached home nestled in the sought-after community of Sage Hill. With 3 bedrooms, 2.5 bathrooms, and a captivating backyard backing greenspace and the ridge ,this property is a true gem you won't want to miss! Heading inside, you're greeted by an expansive entryway that leads into a conveniently located office space, ideal for those who work from home. The main floor features a seamlessly integrated kitchen, large living area, and dining room, creating a perfect space for entertaining family and friends. Abundant natural light fills the rooms through large windows, enhancing the bright and open atmosphere. The kitchen is a chef's dream, equipped with stainless steel appliances, a spacious pantry, and adjacent laundry facilities for added convenience. Upstairs, a generous loft area awaits, perfect for cozy movie nights or relaxing with your favorite shows. Two well-proportioned bedrooms complement the primary suite, which offers a tranquil sanctuary with expansive windows overlooking the serene ravine. The primary bedroom also features an ensuite bathroom complete with a luxurious soaker tub, separate shower, and a walk-in closet. The unfinished basement presents a blank canvas, offering endless possibilities to tailor the space to your preferences. Whether you envision a home gym, a games room for lively evenings, or a private theater, the basement provides ample room for customization. Located in the vibrant community of Sage Hill, residents enjoy close proximity to numerous shopping centers, reputable schools, picturesque parks, and scenic walking paths. There's always something to do and explore just steps away from your doorstep. Don't miss out on the opportunity to make this exceptional property your new home. Schedule your appointment today and experience everything this home has to offer!**

Inclusions: **None**

Property Listed By: **eXp Realty**

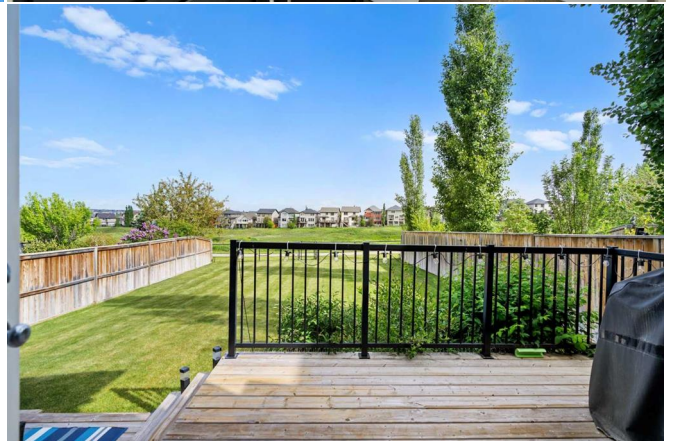
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













84 Sage Valley Park NW, Calgary, AB

Main Floor Exterior Area 1337.27 sq ft
Interior Area 955.12 sq ft
Excluded Area 420.85 sq ft



0 5 10

PREPARED: 2024/06/19



White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

84 Sage Valley Park NW, Calgary, AB

1st Floor Exterior Area 1088.71 sq ft
Interior Area 995.63 sq ft



0 3 6 9

PREPARED: 2024/06/19



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