



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**44 SAGE VALLEY Drive, Calgary T3R 0C9**

MLS® #: **A2162593**

Area: **Sage Hill**

Listing Date: **09/04/24**

List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**  
Lot Information  
Lot Sz Ar: **3,562 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,544**  
Low Sqft:  
Ttl Sqft: **1,544**

DOM

**77**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Jetted Tub,No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`8"
Kitchen	Main	8`3" x 10`6"
3pc Ensuite bath	Upper	11`0" x 7`6"
Bedroom	Upper	11`1" x 10`1"
Bedroom - Primary	Upper	12`0" x 16`10"
Furnace/Utility Room	Lower	10`8" x 7`3"

Room	Level	Dimensions
Dining Room	Main	9`3" x 9`7"
Living Room	Main	15`5" x 14`7"
4pc Bathroom	Upper	5`10" x 8`0"
Bedroom	Upper	11`1" x 10`0"
Storage	Lower	20`0" x 33`1"

Legal/Tax/Financial

Title:  
**Fee Simple**

Zoning:  
**R-1N**

Legal Desc: 0812219

Remarks

Pub Rmks: **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 creativity—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. Don'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\***

Inclusions: N/A  
Property Listed By: Century 21 Bravo Realty

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







