



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**38 SAGE VALLEY Manor, Calgary T3R 0E6**

MLS®#: **A2171207**

Area: **Sage Hill**

Listing Date: **10/12/24**

List Price: **\$749,000**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 31-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar: **6,157 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,005**  
Low Sqft:  
Ttl Sqft: **2,005**

DOM

**39**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Pie Shaped Lot,Private**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Humidifier,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Double Vanity,High Ceilings,Laminate Counters,Open Floorplan,Pantry,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 5`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 12`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>14`1" x 7`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 12`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`1" x 7`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`2" x 14`7"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`0" x 9`7"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`5" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 9`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 9`11"</b>
<b>Family Room</b>	<b>Upper</b>	<b>17`10" x 12`1"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`10" x 16`9"</b>
<b>Den</b>	<b>Basement</b>	<b>9`8" x 5`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`8" x 12`9"</b>

Game Room

Basement

21`7" x 14`0"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

9`5" x 6`10"

Title:  
**Fee Simple**  
Legal Desc:

**0812219**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Hello, Gorgeous! Welcome to your dream home in the sought-after community of Sage Hill in Northwest Calgary! This 2005 SQFT beautifully designed home features 3 spacious bedrooms on the upper level and an additional bedroom downstairs, making it perfect for families or those seeking extra space. As you step inside, you'll be greeted by an inviting open-concept main floor that boasts gorgeous hardwood flooring and soaring 9-foot ceilings, creating a bright and airy atmosphere. The expansive kitchen is a chef's delight, featuring maple cabinetry, stainless steel appliances, a convenient walk-thru pantry, and an eat-up breakfast bar that's perfect for casual dining. The dining room flows seamlessly from the kitchen and provides access to your massive pie-shaped backyard, complete with a deck that spans the width of the home, ideal for entertaining or relaxing on warm summer evenings. Your living room is anchored by a gas fireplace with built-in shelving on both sides. Finishing off this level and conveniently located off the entrance, the mudroom/laundry room combo offers practicality for everyday life and easy access to the double attached garage, ensuring you have ample space for storage and organization. Upstairs, you'll discover three generously sized bedrooms, including a luxurious primary suite with a French door entry. This retreat features a walk-in closet and a stunning en-suite bathroom with a dual vanity, standalone shower, and a corner soaker tub for ultimate relaxation. Additionally, two large bedrooms and a sunny front bonus room offer plenty of space for family activities or work-from-home needs. The lower level is currently set up as a home-based salon but can easily be transformed back into a cozy rec room. It also includes an additional bedroom, ample storage, and roughed-in plumbing for a future bathroom. Sage Hill is a well-planned community in NW Calgary that offers a mix of residential living and convenient amenities. It features parks, shopping, and walking paths making it suitable for families and professionals. With good access to major roads and public transit, Sage Hill provides a practical suburban lifestyle close to the city. Don't miss out on this incredible opportunity to own a versatile and beautifully appointed home!**

Inclusions:  
Property Listed By: **Alarm (no contract), Doorbell Camera, Pergola, Play Structure, Shed, TV Wall Mount, Royal LePage Benchmark**

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











