



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**178 SAGE VALLEY Green, Calgary T3R0H8**

MLS®#: **A2178324**      Area: **Sage Hill**      Listing Date: **11/18/24**      List Price: **\$783,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2010**      Abv Sqft: **2,231**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,692 sqft**      Ttl Sqft: **2,231**  
 Lot Shape:

DOM

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

Parking

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

Access:  
 Lot Feat: **Low Maintenance Landscape, Yard Lights**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line, Dog Run, Lighting**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Cooktop, Freezer, Gas Water Heater, Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Central Vacuum, Double Vanity, Kitchen Island, Pantry, Smart Home, Stone Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`5" x 3`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>8`11" x 7`6"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`8" x 4`1"</b>	<b>Eat in Kitchen</b>	<b>Main</b>	<b>5`11" x 10`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 14`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`2" x 10`3"</b>
<b>Office</b>	<b>Main</b>	<b>8`1" x 6`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 10`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`9" x 5`7"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`8" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>15`10" x 10`4"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>12`11" x 4`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`11" x 13`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 10`11"</b>

**Bonus Room**

**Upper**

**15`2" x 13`8"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0910610**

Zoning:

**R-1N**

Remarks

Pub Rmks:

**Welcome to 178 Sage Valley Green NW in Calgary! This beautifully maintained three-bedroom, three-bathroom home is nestled in an amazing location with nearby green space, walking paths, and parks in a welcoming, family-friendly neighborhood. Step inside to discover a thoughtfully designed floor plan that flows seamlessly throughout, featuring durable Arizona cactus vinyl flooring on the main level and gorgeous stone countertops in the kitchen, complemented by brand-new appliances. All new light fixtures throughout. The bright and cozy bonus room is perfect for enjoying movie and game nights with the whole family. The stunning primary en suite is designed for optimal relaxation, creating a private retreat within the home. The open, spacious unfinished basement is just waiting for your personal design plans. Plus, the low-maintenance backyard offers an ideal setting for relaxation and outdoor gatherings. Lovingly cared for, this home is a true gem in Sage Valley. Don't miss your chance to experience all it has to offer! Ease of access to Stoney , 20 minutes to the airport! Contact me for more info or to book your private showing!**

Inclusions:

Property Listed By:

**Ask Listing agent**

**Royal LePage Benchmark**

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











