



THE A-TEAM

RE/MAX FIRST

8 SAGE VALLEY Close, Calgary T3R 0E2

MLS®#: A2178471 Area: Sage Hill Listing Date: 12/26/24 List Price: \$799,999
Status: Active County: Calgary Change: +\$100k, 06-Jan Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2008
Lot Information
Lot Sz Ar: 3,799 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,943
Low Sqft:
Ttl Sqft: 1,943

DOM

14
Layout
Beds: 6 (4 2)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 4

Access:
Lot Feat: Back Yard,Front Yard,Lawn,Landscaped
Park Feat: Concrete Driveway,Double Garage Attached,Garage Faces Front,Off Street,Parking Pad

Utilities and Features

Roof: Asphalt Shingle
Heating: Fireplace(s),Forced Air
Sewer:
Ext Feat: Private Yard

Construction: Concrete,Vinyl Siding
Flooring: Hardwood,Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer
Int Feat: Kitchen Island,Vaulted Ceiling(s),Vinyl Windows
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Other, Laundry, Pantry, Entrance, 4pc Ensuite bath, Bedroom, and another Bedroom.

Table with 3 columns: Room, Level, Dimensions. Rows include 2pc Bathroom, Kitchen, Dining Room, Living Room, Bedroom, 4pc Bathroom, and Walk-In Closet.

Bedroom - Primary
Kitchen
3pc Bathroom
Family Room
Other

Upper
Basement
Basement
Basement
Main

12`11" x 12`0"
11`6" x 14`11"
9`8" x 4`11"
8`0" x 8`7"
12`1" x 12`0"

Laundry
Bedroom
Bedroom
Other

Basement
Basement
Basement
Main

9`11" x 11`7"
9`7" x 12`1"
9`8" x 11`9"
10`1" x 10`1"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

0812219

Zoning:
R-G

Remarks

Pub Rmks:

A tastefully updated Detached home located in Sage Hill, one of Calgary's most desirable communities. This Trico-built gem with over \$100,000 spent in recent renovations & upgrades offers modern finishes, spacious layout, luxurious washrooms & brand new Appliances. No Carpet in the house! Over 1,900 sq. ft. of beautifully updated living space. The upper level features 4 spacious bedrooms & 2.5 Bathrooms & a spacious open-concept floor plan. Legal side entrance leading to a separate 2 bedrooms, 1 bathroom illegal unit on the lower level. 2 furnaces with individual temperature controls for upper level and the basement. Perfect for guests, extended family, or as a potential rental suite! Unbeatable location, close to Stoney trail, Public transportation, Sage Hill Crossing and Beacon Hill shopping Center & walking trails. Sitting on a large lot with a spacious backyard, featuring an expansive deck that is perfect for outdoor entertaining, relaxing, or enjoying sunny afternoons with family and friends. The double attached garage adds to the convenience, offering ample space for your vehicles and extra storage. Whether you're looking for a move-in ready home, a prime investment opportunity or simply a place to call your own, 8 Sage Valley combines modern living with the benefits of a sought-after location. Don't miss out on this fantastic opportunity! Book your showing today!

Inclusions:
 Property Listed By:

N/A
eXp Realty

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









