



THE
A-TEAM

**RE/MAX
FIRST**

312 SAGE VALLEY Drive, Calgary T3R 0J7

MLS®#: **A2195427**

Area: **Sage Hill**

Listing Date: **02/20/25**

List Price: **\$684,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **1,495**

Low Sqft:

Ttl Sqft: **1,495**

Lot Information

Lot Sz Ar: **4,327 sqft**

Lot Shape:

DOM

2

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped,Lawn**
Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`10" x 18`0"
Kitchen	Main	14`9" x 13`0"
Den	Basement	10`11" x 13`7"
Storage	Basement	6`4" x 7`8"
Bedroom - Primary	Upper	12`4" x 13`8"
Bedroom	Upper	9`4" x 10`9"
3pc Ensuite bath	Upper	7`7" x 4`11"

Room	Level	Dimensions
Dining Room	Main	14`6" x 12`4"
Game Room	Basement	10`7" x 25`6"
Laundry	Basement	9`11" x 6`10"
Furnace/Utility Room	Basement	7`5" x 8`3"
Bedroom	Upper	9`3" x 11`0"
2pc Bathroom	Main	5`1" x 5`1"
4pc Bathroom	Upper	5`4" x 10`5"

Title:
Fee Simple
 Legal Desc:

Zoning:
DC

1111767

Remarks

Pub Rmks: **CORNER LOT WITH LARGE YARD | DEVELOPED BASEMENT | VERY WELL KEPT | ORIGINAL OWNER | OVERSIZED DOUBLE GARAGE | GREAT LOCATION - CLOSE TO EVERYTHING!** Extremely well maintained and beautifully finished original owner fully finished home! Ideally situated on a corner lot just down the street from great amenities, restaurants, Co-op and more at Sage Hill Quarter plus just a short walk to the scenic ponds that this family-oriented community is known for. The open concept main floor is flooded with natural light illuminating the gleaming hardwood floors. Extra windows that only a corner lot can provide ensure the living room is a bright and inviting space to unwind. Designer lighting adorns the adjacent dining room creating a casually elegant backdrop to your family meals and entertaining. Show off your culinary prowess in the beautiful kitchen featuring stainless steel appliances including a gas stove, a plethora of rich cabinetry, a pantry for extra storage, a centre island with breakfast bar seating and a handy tech desk for homework or catching up on emails. Conveniently the powder room is directly off the rear mudroom for a quick clean-up upon entry. Retreat at the end of the day to the sanctuary of the primary bedroom complete with a large walk-in closet and a private ensuite. 2 additional bedrooms and another full bathroom complete this level. The finished basement offers a ton of versatility to suit your lifestyle. A massive rec room invites everyone to gather over movies, games and play. Trendy sliders lead the den for even more options as a home office, fitness area, enclosed playroom or guest space. Spend the warmer months on the expansive 2-tiered deck hosting casual barbeques or soaking up the sunny south exposure while kids and pets play in the spacious fully fenced large backyard. A double detached garage keeps vehicles safely out of the elements. Exceptionally located within this young and vibrant neighbourhood. An extensive pathway winds throughout the community traveling by charming ponds and tranquil natural areas. A wealth of parks and every amenity, big box stores and diverse restaurants ensure everything you need is close at hand. Please note that all hail damage will be fixed by the insurance company.

Inclusions: **None**
 Property Listed By: **LPT Realty ULC**

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













312 Sage Valley Dr NW, Calgary, AB

Main Floor Exterior Area 787.87 sq ft
Interior Area 698.55 sq ft



PREPARED: 20250219



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

312 Sage Valley Dr NW, Calgary, AB

1st Floor Exterior Area 727.81 sq ft
Interior Area 682.53 sq ft



PREPARED: 20250219



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312 Sage Valley Dr NW, Calgary, AB

Basement (Below Grade) Exterior Area 683.18 sq ft
Interior Area 615.16 sq ft



PREPARED: 20250219



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