

#### 312 SAGE VALLEY Drive, Calgary T3R 0J7

**Utilities:** 

02/20/25 MLS®#: A2195427 Area: Sage Hill Listing List Price: **\$684,900** 

Status: **Active** None Association: Fort McMurray County: Calgary Change:

Date:



**General Information** 

Prop Type: Residential Sub Type:

Year Built: 2013 Lot Information

Lot Sz Ar: Lot Shape:

Detached City/Town: Calgary

> Abv Saft: Low Sqft:

4,327 sqft Ttl Sqft: 1.495

Finished Floor Area

1,495

DOM

Layout

Beds:

Baths:

Style:

**Parking** 

2

Ttl Park: 2 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Back Lane, Back Yard, Corner Lot, Landscaped, Lawn Park Feat:

**Double Garage Detached, Oversized** 

### **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stone, Vinyl Siding, Wood Frame

Sewer: Flooring:

**Private Yard** Ext Feat: Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt: **Poured Concrete** 

Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings Kitchen Appl:

Int Feat: Breakfast Bar, Built-in Features, Chandelier, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

**Room Information** 

Room Level Dimensions Room Level Dimensions Main **Dining Room** Main 14`6" x 12`4" **Living Room** 14`10" x 18`0" Kitchen Main 14`9" x 13`0" **Game Room Basement** 10`7" x 25`6" Den **Basement** 10`11" x 13`7" Laundry **Basement** 9`11" x 6`10" 6`4" x 7`8" **Furnace/Utility Room Basement** 7`5" x 8`3" Storage **Basement Bedroom - Primary** Upper 12`4" x 13`8" **Bedroom** Upper 9`3" x 11`0" **Bedroom** Upper 9'4" x 10'9" 2pc Bathroom Main 5`1" x 5`1" 3pc Ensuite bath Upper 7`7" x 4`11" 4pc Bathroom 5`4" x 10`5" Upper

## Legal/Tax/Financial

Title: Zoning: Fee Simple DC

Legal Desc: **1111767** 

Remarks

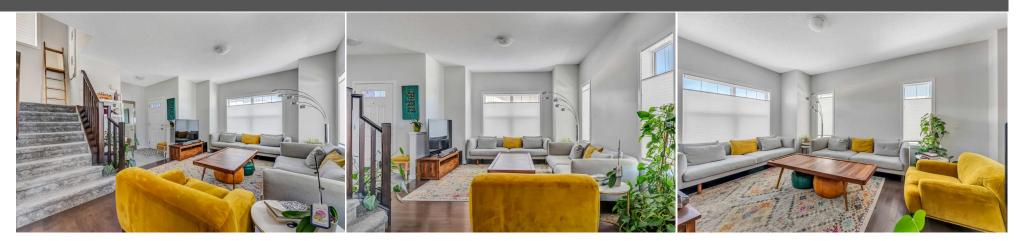
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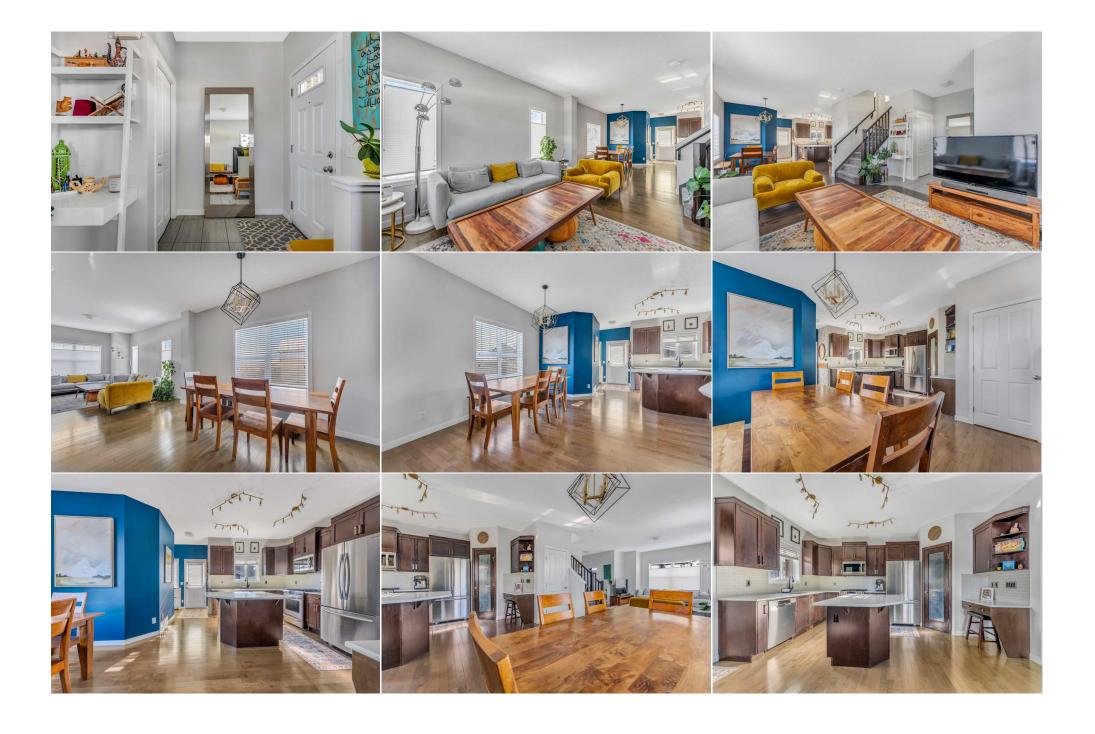
CORNER LOT WITH LARGE YARD | DEVELOPED BASEMENT | VERY WELL KEPT | ORIGINAL OWNER | OVERSIZED DOUBLE GARAGE | GREAT LOCATION - CLOSE TO EVERYTHING! Extremely well maintained and beautifully finished original owner fully finished home! Ideally situated on a corner lot just down the street from great amenities, 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 tranqui

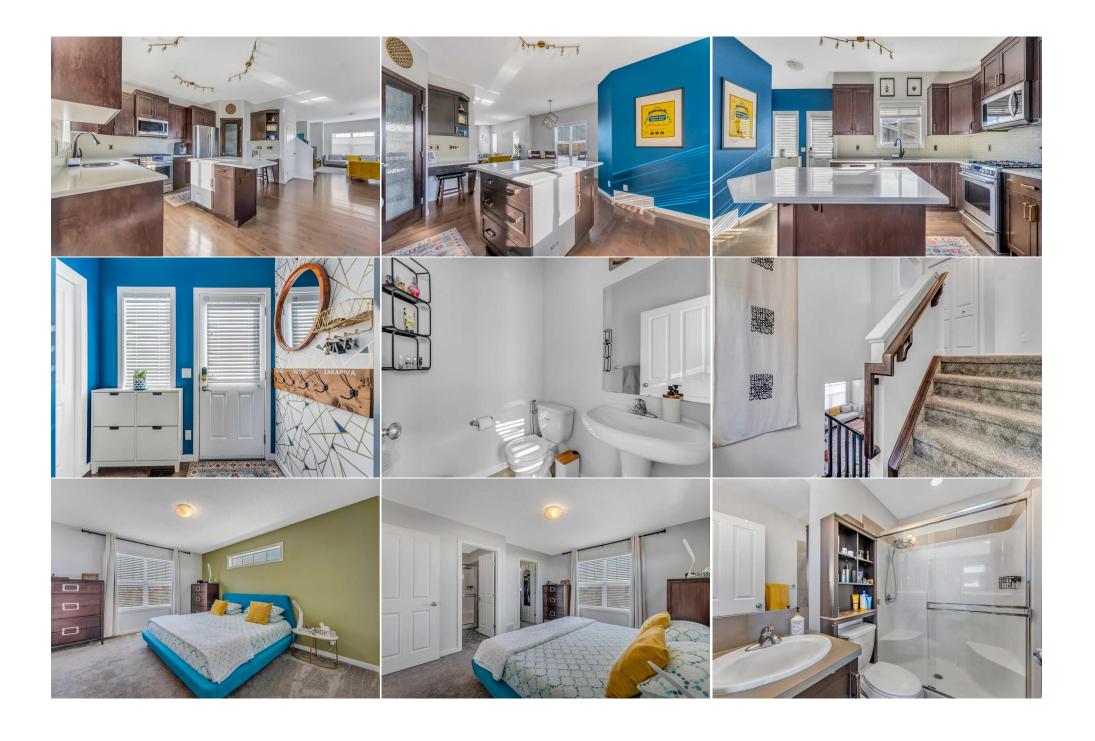
Inclusions: None

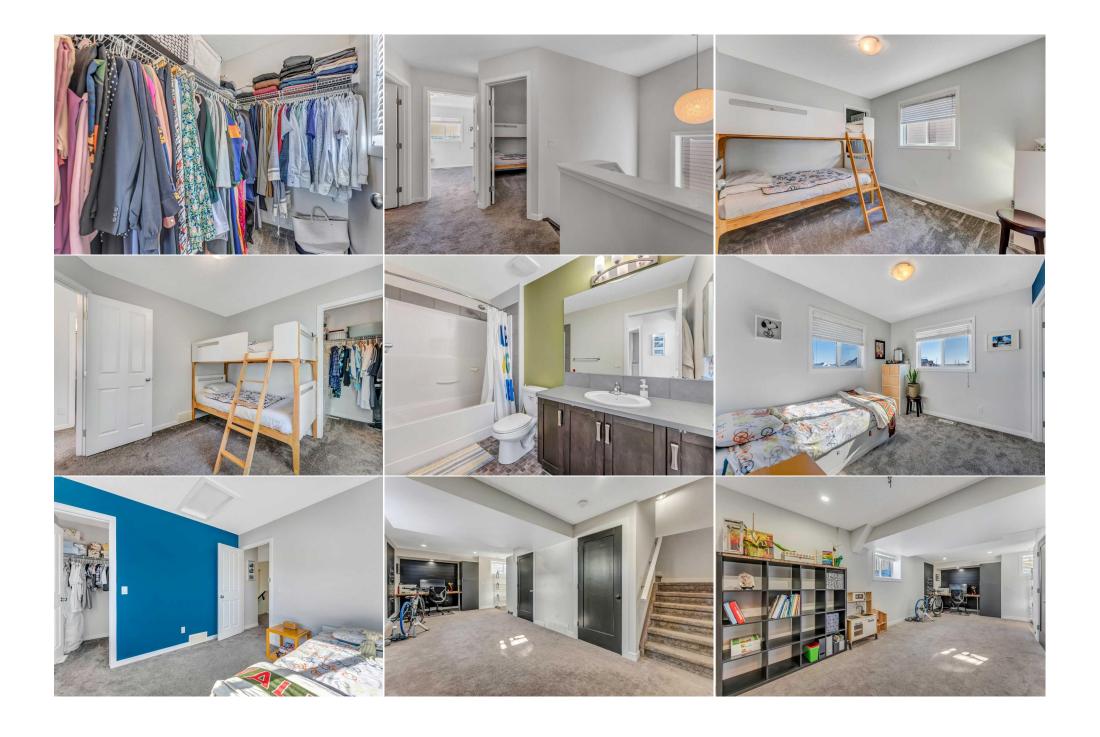
Property Listed By: LPT Realty ULC

# 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 1987-97 sq ft Interior Area 698-55 sq ft



BiGUIDE

312 Sage Valley Dr NW, Calgary, AB

1st Floor Exterior Area 727.91 sq.ft
invirior Area 600, 50 sq.ft



# 312 Sage Valley Dr NW, Calgary, AB Basement (Below Grade) Exterior Area 683,18 sq ft | Interior Area 615,16 sq ft |

RECECOM 299" x 107" 201 kg fi

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