

57 Sage Valley Manor NW Calgary, Alberta

MLS # A2228717



\$690,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,573 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Greenhouse, Treadmill in Basement

Introducing for the very first time on MLS – an elegant Morrison built home, with over \$125K in tasteful renovations! Every inch of this reimagined home tells a story: think European-inspired kitchen, elevated countertops, stainless steel appliances, and a natural stone gas fireplace that anchors the main floor with warmth and elegance. Soft neutrals, understated hardware, and tailored finishes create a calm look. The vibe? Stately, serene, and move-in ready—designed to host everything from wine-soaked dinner parties to chaotic weekday breakfasts and everything in between. From the moment you step inside, you’ll be welcomed by brand-new wide plank hardwood flooring that flows effortlessly across the main floor. Lounge, cook, and dine in open concept living with a convenient laundry and powder room tucked off to the side. Step out of the dining room to the south-facing back deck where you’ll find ample space for full-size outdoor dining set and lounging area, overlooking private yard with lush greenery and mature trees. Upstairs, three generous bedrooms—including a sunlit primary suite with 4-piece ensuite and walk-in closet—create the kind of restful retreat every parent dreams of. A spacious bonus room offers endless flexibility, ideal as a media lounge, playroom, or quiet work-from-home retreat, while an additional bathroom adds everyday convenience. And just when you thought it couldn’t get better, the newly developed basement delivers a full luxe retreat, complete with a media zone, gym area, and a fourth bedroom that’s perfect for guests or a teenager’s dream escape. Garage parking? Check. Room for two cars? Check. Air condition? Check. A great lifestyle with nearby amenities? Double check. Unbeatable location, close to Stoney Trail, public transportation, Sage Hill Crossing, Beacon Hill Shopping

Center & walking trails. This is one of those rare homes that blends charm, space, and function for families ready to "buy their second house first." Come see for yourself—just don't wait too long.