

9 Sage Valley Park NW
Calgary, Alberta

MLS # A2288892



\$689,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,849 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

WELCOME HOME! This beautiful 2-storey home offers 1,848 sq. ft. above grade, an incredible family-friendly layout with 3 bedrooms plus a bonus room upstairs, and a fully developed basement. The bright main floor showcases 9-foot ceilings, hardwood flooring, large windows, and an open-concept design. The kitchen is equipped with stainless steel appliances, a pantry, modern tile backsplash, and a spacious island with an eating bar. The adjoining living room is centered around a gas fireplace, creating a comfortable everyday living space. You’ll also notice custom-built lockers and cabinets in the mudroom, completing the main floor. The primary bedroom includes a massive 5-piece ensuite with dual sinks, a huge soaker tub, separate shower, and an oversized walk-in closet. The fully developed basement adds valuable square footage and flexibility, complete with a dedicated laundry area, office nook or study space, and a rec room. The fenced and treed backyard showcases low-maintenance landscaping, along with a deck and patio area, creating a private outdoor setting close to the surrounding ravine and pathway system. Located with easy access to dining, top-rated schools, shopping, transit, parks, and playgrounds, this home sits in a well-established, family-oriented community with excellent amenities. A fantastic opportunity to put down roots and raise your family. Don’t miss out on this one!