



147 Sage Valley Green Calgary Alberta

\$818,000

Experience the perfect blend of nature and modern living in this stunning Sage Hill home that backs directly onto the ravine with an environmental reserve and walking trails. Imagine stepping out of your backyard to explore picturesque walking trails, tranquil green spaces, and the peaceful beauty of the lake - your very own nature retreat just steps from your door. Fully developed 2600+ sq ft, 4-bedroom, 3.5-bathroom home is designed for both relaxation and entertaining, with large south-facing windows that frame breathtaking views of the natural landscape. The open-concept main floor boasts rich hardwood flooring, a cozy gas fireplace in the living room, and a dining area surrounded by windows - a perfect setting to soak in the scenery while enjoying meals with family and friends. The kitchen is a chef's delight, featuring granite countertops, a spacious island with a breakfast bar, a walk-through pantry, and ample cabinetry. Upstairs, the vaulted ceiling in the bonus room adds grandeur, complete with a second gas fireplace for cozy evenings. The primary suite offers a private retreat with a large 4-piece ensuite, including an oversized soaker tub. The fully finished walk-out basement provides additional living space with a spacious 4th bedroom, full 4-piece bath, and a versatile recreation room. Step outside to a landscaped, fenced backyard where the back patio invites you to relax, entertain, or simply enjoy the tranquility of the environmental reserve - a sanctuary in your own backyard. Located in a safe and family-friendly community, this home offers the ultimate blend of convenience and natural beauty. Drive just 5 minutes to Sage Hill Crossing for shopping, dining, and everyday essentials, or venture a little further to explore the vast network of parks, playgrounds, and recreational spaces. With Calgary International Airport just 15 minutes away and downt...

Bedroom 10.75 Ft x 11.00 Ft

Bedroom 10.67 Ft x 10.92 Ft

Primary Bedroom 11.42 Ft x 16.00 Ft

Bonus Room 17.92 Ft x 15.50 Ft

4pc Bathroom 4.92 Ft x 10.67 Ft

4pc Bathroom 11.42 Ft x 7.42 Ft

Family room 12.75 Ft x 21.08 Ft

Dining room 11.42 Ft x 10.33 Ft

Kitchen 11.42 Ft x 13.67 Ft

Laundry room 5.50 Ft x 8.25 Ft

Pantry 4.00 Ft x 6.50 Ft

Living room 13.50 Ft x 15.92 Ft

a

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.rosspavl.com/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

4pc Bathroom 6.50 Ft x 9.33 Ft

Other 7.17 Ft x 10.25 Ft

Bedroom 10.50 Ft x 13.75 Ft

2pc Bathroom 4.67 Ft x 4.25 Ft