



## 38 Sage Valley Manor Calgary Alberta

\$749,000

Hello, Gorgeous! Welcome to your dream home in the sought-after community of Sage Hill in Northwest Calgary! This 2005 SQFT beautifully designed home features 3 spacious bedrooms on the upper level and an additional bedroom downstairs, making it perfect for families or those seeking extra space. As you step inside, you'll be greeted by an inviting open-concept main floor that boasts gorgeous hardwood flooring and soaring 9-foot ceilings, creating a bright and airy atmosphere. The expansive kitchen is a chef's delight, featuring maple cabinetry, stainless steel appliances, a convenient walk-thru pantry, and an eat-up breakfast bar that's perfect for casual dining. The dining room flows seamlessly from the kitchen and provides access to your massive pie-shaped backyard, complete with a deck that spans the width of the home, ideal for entertaining or relaxing on warm summer evenings. Your living room is anchored by a gas fireplace with built-in shelving on both sides. Finishing off this level and conveniently located off the entrance, the mudroom/laundry room combo offers practicality for everyday life and easy access to the double attached garage, ensuring you have ample space for storage and organization. Upstairs, you'll discover three generously sized bedrooms, including a luxurious primary suite with a French door entry. This retreat features a walk-in closet and a stunning en-suite bathroom with a dual vanity, standalone shower, and a corner soaker tub for ultimate relaxation. Additionally, two large bedrooms and a sunny front bonus room offer plenty of space for family activities or work-from-home needs. The lower level is currently set up as a home-based salon but can easily be transformed back into a cozy rec room. It also includes an additional bedroom, ample storage, and roughed-in plumbing for a future bathroom. Sage Hill is a well-planned community in NW Cal...

Den 9.67 Ft x 5.83 Ft

Bedroom 9.67 Ft x 12.75 Ft

Recreational, Games room 21.58 Ft x 14.00 Ft

Furnace 9.42 Ft x 6.83 Ft

2pc Bathroom 5.58 Ft x 5.75 Ft

Dining room 9.67 Ft x 12.50 Ft

Laundry room 8.08 Ft x 7.08 Ft

Living room 12.17 Ft x 14.58 Ft

4pc Bathroom 9.00 Ft x 9.58 Ft

5pc Bathroom 12.42 Ft x 11.33 Ft

Bedroom 9.92 Ft x 9.83 Ft

Bedroom 9.92 Ft x 9.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX**

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

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Foyer 14.08 Ft x 7.33 Ft  
Kitchen 12.17 Ft x 12.33 Ft

Family room 17.83 Ft x 12.08 Ft  
Primary Bedroom 13.83 Ft x 16.75 Ft