



43 Sage Valley Close Calgary Alberta

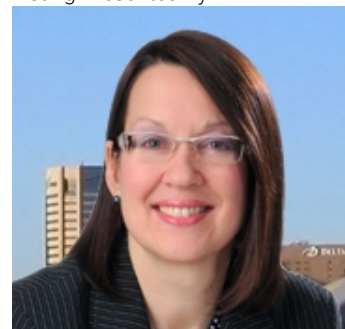
\$679,000

VACANT & EASY TO SHOW - MOVE-IN READY! Discover this beautifully updated 2-storey home in the desirable community of Sage Hill, offering over 2,000 sq.ft. of total living space designed for comfort and functionality. The main floor features a bright open-concept layout with luxury vinyl plank flooring, a fully renovated contemporary kitchen with modern cabinetry, upgraded countertops, stainless steel appliances, a cozy natural gas fireplace, convenient half bath, and main floor laundry. Upstairs, you'll find a spacious primary bedroom complete with a 4-piece ensuite and walk-in closet, two additional bedrooms, and a sunny bonus room perfect for relaxing or working from home. The newer developed basement is a true retreat, boasting a custom built-in home theatre, popcorn and drink bar, a guest bedroom, and a stunning 5-piece full bathroom--ideal for movie nights and hosting guests. Step outside to enjoy the fully fenced yard featuring a deck, storage shed, and a custom-built outdoor sauna for year-round relaxation. Additional upgrades include a Google Home smart lighting system, new roof (2025, Level 4 prevention the highest roof upgrade), new rain gutters and downspouts, newer tank water heater, and 6-stage RO water filtration system. Located near parks, schools, and all major amenities including Costco, Beacon Hill, and Sage Hill shopping centres. Don't miss this opportunity--book your showing today! (id:6769)

Furnace 3.63 M x 2.49 M
Media 3.66 M x 3.96 M
Bedroom 2.87 M x 3.12 M
Other 1.27 M x 1.85 M
5pc Bathroom 2.90 M x 2.46 M
Other .76 M x 1.98 M
2pc Bathroom 1.40 M x 1.55 M
Laundry room 1.65 M x 1.52 M
Kitchen 3.18 M x 3.23 M
Dining room 3.02 M x 3.15 M

Living room 3.25 M x 4.12 M
Pantry 1.14 M x 1.17 M
Other 6.99 M x 3.94 M
Sauna 2.11 M x 2.23 M
4pc Bathroom 2.29 M x 1.96 M
Other 1.37 M x 1.60 M
Primary Bedroom 3.48 M x 4.12 M
Bedroom 2.72 M x 3.41 M
Bedroom 2.77 M x 3.38 M

Listing Presented By:



Originally Listed by:
Kirin Realty & Management Inc.

RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

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

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