



## 91 Sage Valley Green Calgary Alberta

\$1,200,000

Nestled in the serene north of Calgary lies Sage Hill. At 91 Sage Valley Green, you'll discover an exceptional residence that embodies luxury living. Spanning across three stories, this remarkable 4-bedroom, 4-bathroom home encompasses 3965 square feet of refined elegance. As you step inside, the meticulous craftsmanship is evident, showcased by the granite countertops in the stunning kitchen—the heart of the open concept main floor. This space seamlessly integrates modern comforts like a built-in sound system and Nest thermostats into its design, complemented by two efficient furnaces and central air conditioning ensuring optimal comfort throughout. The upper floor unveils the primary suite with a lavish five-piece ensuite, accompanied by two more bedrooms, convenient laundry facilities, another 4-piece bath, and a flexible family room currently utilized as a gym but easily transformed to suit your needs. Comfort and privacy are enhanced by heated bathroom floors and wood blinds on the main and upper floors. Parking is abundant, accommodating up to 6 vehicles in the driveway alongside spacious RV parking and a heated 4-car garage. Outside, a personal sanctuary awaits with breathtaking views of a protected ravine and asphalt paths. A sprawling deck, shaded by a charming pergola, creates an ideal setting for outdoor gatherings or serene family dinners. The lush landscape boasts fruit trees—apple, pear, plum, saskatoon raspberry, and cherry—flourishing with the aid of an underground sprinkler system that adds to the enchantment of the surroundings. For young adventurers, a beautifully crafted backyard playhouse awaits. Strategically located, essential amenities such as Foothills Hospital are only 20 minutes away, while the Calgary International Airport is a short 15-minute drive and downtown Calgary is reachable in under 30 minutes. This home offers convenience wi...

Bedroom 15.08 Ft x 14.75 Ft

Media 17.42 Ft x 14.08 Ft

Den 14.25 Ft x 13.00 Ft

Storage 18.42 Ft x 9.58 Ft

Storage 2.33 Ft x 14.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 12.58 Ft x 8.92 Ft

Office 9.92 Ft x 12.50 Ft

2pc Bathroom .00 Ft x .00 Ft

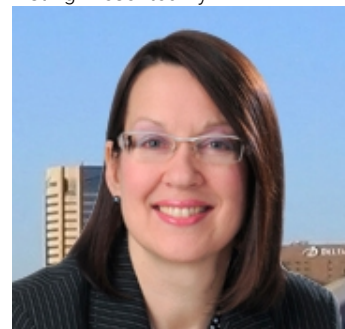
Primary Bedroom 12.42 Ft x 15.92 Ft

Bedroom 10.08 Ft x 11.33 Ft

Bedroom 11.08 Ft x 12.58 Ft

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Listing Presented By:



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**RE/MAX**

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

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Living room 22.33 Ft x 16.17 Ft  
Kitchen 16.42 Ft x 13.58 Ft  
Dining room 14.58 Ft x 11.83 Ft  
Foyer 9.00 Ft x 10.33 Ft

Exercise room 14.33 Ft x 15.17 Ft  
Laundry room 12.25 Ft x 11.25 Ft  
5pc Bathroom .00 Ft x .00 Ft