



92 Sage Valley Park Calgary Alberta

\$850,000

OPEN HOUSE: SATURDAY JUNE 21, 2-4PM! Welcome to this impeccably maintained and extensively upgraded home backing onto a serene ravine in one of Calgary's most desirable family-oriented communities, Sage Hill! This property offers a perfect blend of modern functionality, custom craftsmanship, and natural tranquility--creating an exceptional living experience both inside and out. The bright, open-concept main floor is ideal for both daily living and entertaining, with large windows in the living and dining areas that frame picturesque green space views and flood the home with natural light. A seamless transition to the expansive composite deck makes hosting effortless, while a cozy double-sided fireplace adds charm and warmth. The kitchen is as functional as it is beautiful, featuring lacquered maple cabinetry, natural stone countertops, an instant hot/cold water tap, and newer fridge and microwave. A spacious office/flex room with 2-sided fireplace, 2-piece powder room, and a welcoming mudroom complete the main level. Upstairs, the oversized bonus room is a versatile family retreat with a custom-built maple entertainment centre, wet bar, wine rack, and integrated theatre speaker system. Three good sized bedrooms, a second full bathroom, and a large laundry room with commercial-grade Maytag washer and dryer provide space and convenience for everyday living. The luxurious primary suite is a true escape, with double French doors leading to a vaulted-ceiling ensuite featuring skylights, soaker tub, dual vanities, makeup counter, walk-in closet, and separate shower with brand new glass door. Step outside into a fully landscaped yard designed by a certified master gardener, with established trees, shrubs, and perennials that create a tranquil, evolving outdoor oasis. Enjoy coffee in the hot tub as the sun rises, watch deer wander through the ravine, or listen to red-wings...

4pc Bathroom 10.50 Ft x 5.92 Ft
5pc Bathroom .00 Ft x .00 Ft
Bedroom 10.00 Ft x 10.00 Ft
Bedroom 12.00 Ft x 10.00 Ft
Bonus Room 22.83 Ft x 13.00 Ft
Laundry room 8.25 Ft x 8.50 Ft

Primary Bedroom 14.58 Ft x 15.67 Ft
2pc Bathroom 4.92 Ft x 4.83 Ft
Dining room 14.33 Ft x 8.08 Ft
Kitchen 12.42 Ft x 17.25 Ft
Living room 12.58 Ft x 16.83 Ft
Office 11.67 Ft x 13.25 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

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