



# 192 Sage Valley Drive Calgary Alberta

\$714,999

PRICE IMPROVEMENT!! LEGAL SUITE, ATTACHED GARAGE, ACROSS FROM GREENSPACE/FUTURE SCHOOL\*\*\*Welcome to 192 Sage Valley Drive, an extraordinary residence where sophistication meets timeless design. Nestled in the prestigious community of Sage Hill, this meticulously maintained home exudes pride of ownership and offers an unparalleled lifestyle of luxury and convenience. Step into the grand open-concept main level, where rich gleaming hardwood floors set the tone for a space designed to impress. The chef's kitchen is an absolute showstopper, featuring exquisite quartz countertops, premium stainless steel appliances, a deep undermount granite sink (complete with garburator), a designer tile backsplash, and upgraded statement lighting--all crafted for both culinary excellence and effortless entertaining. Adjacent, the sun-drenched living room boasts a large picture window, welcoming an abundance of natural light, while the cozy gas fireplace adds warmth and ambiance, perfect for intimate gatherings. A thoughtfully placed powder room and laundry area complete the main level with convenience and style. Ascend to the private upper level retreat, where tranquility and comfort await. The sumptuous master suite is a haven of relaxation, complete with a spa-inspired 3-piece ensuite, designed for serene mornings and restful evenings. Two additional generously sized bedrooms, each featuring spacious walk-in closets, share a beautifully appointed 4-piece bath, while an oversized linen closet ensures effortless organization. Step outside into the sun-drenched southwest-facing backyard, a lushly landscaped escape designed for luxurious outdoor living. The expansive two-tiered deck, complete with dual natural gas hookups, sets the stage for seamless alfresco entertaining--from sun-soaked brunches to enchanting evening gatherings under the stars. An exceptional addition to this home is t...

Primary Bedroom 12.83 Ft x 10.92 Ft  
Other 8.42 Ft x 3.67 Ft  
3pc Bathroom 7.42 Ft x 7.42 Ft  
Bedroom 10.92 Ft x 9.00 Ft  
Other 4.58 Ft x 4.25 Ft

Bedroom 9.58 Ft x 8.25 Ft  
Laundry room 4.33 Ft x 3.58 Ft  
4pc Bathroom 8.00 Ft x 4.92 Ft  
Storage 11.17 Ft x 7.00 Ft  
Living room 13.92 Ft x 11.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

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



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Bedroom 11.92 Ft x 9.58 Ft

Other 4.58 Ft x 4.25 Ft

4pc Bathroom 8.42 Ft x 5.33 Ft

Living room 13.33 Ft x 8.67 Ft

Kitchen 9.17 Ft x 8.17 Ft

Kitchen 12.08 Ft x 9.50 Ft

Dining room 9.33 Ft x 8.83 Ft

Foyer 6.42 Ft x 6.42 Ft

Laundry room 8.25 Ft x 5.42 Ft