



200 Sage Valley Circle Calgary Alberta

\$724,900

*** Open House >> Sat Mar 22 & Sun Mar 23 >> 1:00 PM - 4:00 PM. *** Steal The Deal! Lowest Priced Detached Home in Sage Hill!! This beautiful, fully developed two-story family home is situated in a peaceful location, offering a fantastic layout, a double attached garage, and a west-facing backyard. Built by Sterling Homes in 2009, it's located in the serene Sage Hill community, just minutes from amenities such as Sage Hill Plaza, Sage Hill Quarter, Costco, CrossIron Mills, and a variety of gas stations, grocery stores, and child care centers—all within a 5-10 minute drive. The main floor features an open concept design, ideal for family living, with a spacious kitchen boasting an island, updated light fixtures, plenty of cupboard space, stainless steel appliances, and a walk-in pantry. The adjacent dining area is large enough for everyday meals or hosting special occasions with larger groups. The great room overlooking the backyard, includes a cozy gas fireplace. The open-concept dining and living areas are bathed in natural light - thanks to abundant & expansive windows, creating a bright and welcoming atmosphere. Upstairs, you'll find three bedrooms, a convenient laundry room, and a generously sized bonus room that offers multiple possibilities depending on your needs. The primary bedroom is equipped with a walk-in closet and a luxurious ensuite featuring a soaker tub, a stand-alone shower, and dual vanities. The fully finished basement includes a spacious family/rec room, a wall-to-wall built-in storage unit, a wet bar, and a large three-piece bath. It's perfect for playtime, gatherings, or simply relaxing. There's ample storage space throughout the home, including the basement, so you'll never be short on room. The sunny, west-facing backyard features a huge deck - more than enough space for a large gazebo, completes with a railing and a gas outlet for BBQs...

Recreational, Games room 26.00 Ft x 19.67 Ft

3pc Bathroom 9.83 Ft x 8.75 Ft

Furnace 10.42 Ft x 9.42 Ft

Living room 16.33 Ft x 11.92 Ft

Kitchen 21.00 Ft x 12.00 Ft

Dining room 17.00 Ft x 6.33 Ft

Primary Bedroom 14.92 Ft x 11.83 Ft

5pc Bathroom 10.50 Ft x 8.58 Ft

Bedroom 11.33 Ft x 10.83 Ft

Bedroom 11.25 Ft x 10.25 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Family room 16.75 Ft x 10.83 Ft

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

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2pc Bathroom 5.42 Ft x 4.83 Ft

Laundry room 9.08 Ft x 5.25 Ft

Other 12.83 Ft x 3.92 Ft