



## 43 Sage Valley Green Calgary Alberta

\$789,900

Backs onto Green Path | Newly Renovated Kitchen | 4 Bedrooms | Fully Developed Basement. Nestled in a prime location backing onto a scenic pathway, this stunning fully developed home offers peace, style, and a west-facing backyard--perfect for sunny summer gatherings with family and friends. Step inside to a bright, open-concept main floor featuring fully renovated kitchen with premium waterfall quartz island and backsplash, a spacious great room with a cozy gas fireplace, a sun-filled dining nook with patio doors to the deck, and a walk-through pantry for added convenience. A large front entrance foyer and a 2-piece powder room complete this level. Upstairs, unwind in the expansive bonus room with vaulted ceilings -- ideal for movie nights or entertaining. The sunny vaulted-ceiling master bedroom comes with a walk-in closet and a spa-inspired 4-piece ensuite. Two additional generously sized bedrooms, a full bathroom, and a well-appointed laundry room with built-in cabinets and a soak sink complete the upper level. The 9-feet fully developed basement extends your living space with a large family room, a fourth bedroom, and another full bathroom--ideal for guests or extended family. Additional highlights include: central A/C; brand new roof and gutter (2025); fully fenced west-facing backyard with deck, gas line, firepit, and gate to pathway; built-in sound system throughout the home; insulated and drywalled double garage with rough-in for in-floor heating. Located in the family-friendly community of Sage Hill--just minutes from shopping, restaurants, schools, and professional services--with easy access to both Shaganappi and Stoney Trail. Don't miss out on this exceptional home--book your showing today! (id:6769)

4pc Bathroom 8.25 Ft x 5.25 Ft

Bedroom 8.75 Ft x 12.00 Ft

Recreational, Games room 21.75 Ft x 14.83 Ft

2pc Bathroom 2.92 Ft x 6.58 Ft

Dining room 10.00 Ft x 6.67 Ft

Kitchen 9.83 Ft x 17.42 Ft

Living room 13.17 Ft x 15.50 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

4pc Bathroom 9.92 Ft x 13.42 Ft

Bedroom 9.92 Ft x 9.83 Ft

Bedroom 9.92 Ft x 9.92 Ft

Family room 18.00 Ft x 14.75 Ft

Laundry room 8.75 Ft x 7.75 Ft

Primary Bedroom 12.75 Ft x 11.92 Ft

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Listing Presented By:



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