



## 184 Sage Valley Drive Calgary Alberta

\$658,000

With green space right in front, scenic views from the upper bonus room, and the comfort of central air conditioning, this desirable Sage Hill two-storey offers it all. The open-concept main floor features a spacious living room with a sleek fireplace and a bright dining area -- perfect for family gatherings or entertaining friends. The gourmet kitchen is equipped with quartz countertops, premium stainless-steel appliances, rich cabinetry, and a raised eating bar. Patio doors lead to an oversized, sun-drenched backyard with a large composite deck for summer lounging and BBQs. Upstairs, you'll find a bonus room with sweeping views and an adjoining office nook -- ideal for enjoying sunrise views while you work. The king-sized primary suite overlooks green space and includes a walk-in closet and private ensuite. Two additional spacious bedrooms complete the upper level. Recent upgrades include new Class 4 impact-resistant shingles (installed 3 months ago). This bright, stylish home enjoys an unbeatable location across from a future CBE K-5 school / multi-use park, just minutes from three playgrounds, a scenic pond pathway, Co-op, gyms, restaurants, major shopping, transit, and every neighbourhood convenience. (id:6769)

3pc Bathroom 10.92 Ft x 7.42 Ft

4pc Bathroom 8.08 Ft x 5.75 Ft

Bedroom 10.92 Ft x 9.92 Ft

Bedroom 10.92 Ft x 9.92 Ft

Bonus Room 12.58 Ft x 12.25 Ft

Primary Bedroom 16.75 Ft x 11.92 Ft

2pc Bathroom 5.67 Ft x 5.67 Ft

Dining room 9.67 Ft x 9.00 Ft

Other 21.42 Ft x 17.17 Ft

Living room 15.83 Ft x 15.33 Ft

Listing Presented By:



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