



# 43 Sage Valley Close Calgary Alberta

\$659,000

VACANT AND EASY TO SHOW! Welcome to this beautifully updated, move-in-ready 2-storey home in Sage Hill with 2009 sqft of TOTAL LIVING AREA. The main floor features an open layout with luxury vinyl plank flooring, an UPDATED contemporary kitchen with UPDATED CABINETS AND COUNTERTOP, stainless steel appliances, a natural gas fireplace, a half bathroom, and a laundry room. Upstairs, the primary bedroom has a 4-piece ensuite and walk-in closet, accompanied by two more bedrooms and a bright BONUS ROOM. The newly finished basement includes a BUILT-IN THEATRE, popcorn and drink bar, guest bedroom, and a 5-piece FULL BATHROOM. The fenced yard boasts a storage shed, a deck, and a custom-built outdoor SAUNA. Additional features include a double attached garage, a Google Home system with lighting control, NEW TANK WATER HEATER, a 6-stage RO water system, and a water softener. Conveniently located, it's close to schools, parks. Great shopping is nearby at Beacon Hill and Sage Hill centres, INCLUDING COSTCO. This home is ideal for STARTING families and won't last long--see it today! (id:6769)

Furnace 11.92 Ft x 8.17 Ft  
Media 12.00 Ft x 13.00 Ft  
Bedroom 9.42 Ft x 10.25 Ft  
Other 4.17 Ft x 6.08 Ft  
5pc Bathroom 9.50 Ft x 8.08 Ft  
Other 2.50 Ft x 6.50 Ft  
2pc Bathroom 4.58 Ft x 5.08 Ft  
Laundry room 5.42 Ft x 5.00 Ft  
Kitchen 10.42 Ft x 10.58 Ft  
Dining room 9.92 Ft x 10.33 Ft

Living room 10.67 Ft x 13.50 Ft  
Pantry 3.75 Ft x 3.83 Ft  
Other 22.92 Ft x 12.92 Ft  
Sauna 6.92 Ft x 7.33 Ft  
4pc Bathroom 7.50 Ft x 6.42 Ft  
Other 4.50 Ft x 5.25 Ft  
Primary Bedroom 11.42 Ft x 13.50 Ft  
Bedroom 8.92 Ft x 11.17 Ft  
Bedroom 9.08 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:  
Kirin Realty & Management Inc.

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca