



## 44 Sage Valley Drive Calgary Alberta

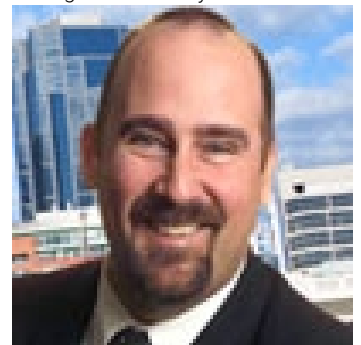
\$650,000

Welcome to 44 Sage Valley Drive NW. Discover this meticulously maintained 2-storey gem nestled in the vibrant community of Sage Hill. Offering 1,544 sq. ft. of thoughtfully designed living space, this charming residence provides a perfect blend of comfort and style. Step inside to be greeted by an abundance of natural light streaming through numerous windows that illuminate the open and airy main floor. The spacious living room features a cozy fireplace, making it the perfect spot for relaxing with family and friends. Adjacent to the living area is a convenient 2-piece half bathroom, enhancing the functionality of the space. The heart of the home is the well-appointed kitchen, complete with sleek stainless steel appliances, ample cabinet storage, and a generous counter area for meal preparation. The adjacent dining area is bathed in natural light and provides easy access to the expansive backyard. The beautifully landscaped backyard is a private retreat, featuring a patio area perfect for outdoor entertaining, as well as a few mature trees for added privacy and shade. Upstairs, you'll find two generously sized bedrooms, each offering comfort and tranquility. They share a well-designed 4-piece bathroom. The convenient upper-floor laundry ensures that chores are a breeze. The master bedroom is a true sanctuary, boasting large windows that flood the room with sunlight, and an indulgent 3-piece ensuite bathroom with a jetted soaker tub and a walk-in closet for your personal retreat. The unfinished basement provides a blank canvas for your creativity—transform it into a home gym, entertainment space, or additional storage as your needs dictate. Located close to essential amenities including shopping, transit, walking paths, parks, and major highways, this home offers both convenience and community charm. Don't miss out on the opportunity to make this beautiful house your new...

Storage 20.00 Ft x 33.08 Ft  
Furnace 10.67 Ft x 7.25 Ft  
2pc Bathroom 5.25 Ft x 5.67 Ft  
Dining room 9.25 Ft x 9.58 Ft  
Kitchen 8.25 Ft x 10.50 Ft  
Living room 15.42 Ft x 14.58 Ft

3pc Bathroom 11.00 Ft x 7.50 Ft  
4pc Bathroom 5.83 Ft x 8.00 Ft  
Bedroom 11.08 Ft x 10.08 Ft  
Bedroom 11.08 Ft x 10.00 Ft  
Primary Bedroom 12.00 Ft x 16.83 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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