

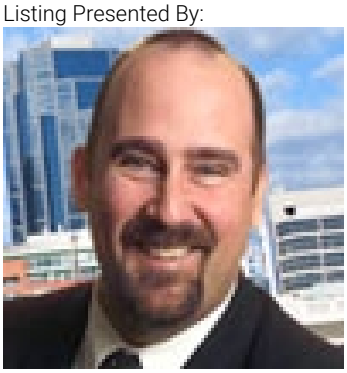
881 Sage Valley Boulevard Calgary Alberta

$459,999

WAKE UP TO BREATHTAKING VIEWS OF THE SCENIC RAVINE! Experience the perfect blend of natural beauty, modern comfort, and everyday convenience in this beautifully maintained WALKOUT HOME, nestled in the desirable community of Sage Hill. Overlooking a picturesque natural ravine, this property offers a peaceful retreat surrounded by nature while keeping you conveniently connected to walking and cycling pathways, shopping, restaurants, transit, and everyday amenities.Step inside to a thoughtfully designed OPEN-CONCEPT MAIN FLOOR featuring durable vinyl flooring, granite countertops, full-height kitchen cabinetry, and stainless steel appliances. The spacious kitchen is both stylish and functional, offering abundant counter space, generous storage, and an oversized peninsula with seating for four. Flowing seamlessly into the dining and living areas, this inviting layout is perfect for everyday living and entertaining. A versatile main-floor flex space adds even more functionality, ideal for a home office, reading nook, or creative workspace.Upstairs, you'll find TWO GENEROUSLY SIZED PRIMARY BEDROOMS, each featuring its own PRIVATE ENSUITE and WALK-IN CLOSET, offering exceptional comfort, privacy, and convenience. Upper-floor laundry further enhances the practicality of this well-planned home.The FULLY FINISHED WALKOUT BASEMENT WITH A SEPARATE ENTRANCE TO THE BACKYARD adds valuable living space and versatility. Whether you envision a cozy family retreat, entertainment area, or additional recreational space, this finished lower level provides flexibility to suit your lifestyle. Direct backyard access creates a wonderful connection to the outdoors, allowing you to enjoy the peaceful surroundings and scenic ravine setting.Enjoy added peace of mind with several significant recent improvements, including a NEWER MICROWAVE HOOD FAN (APRIL 2026), NEW HOT WATER TANK (OCTOBER 2026)...

Recreational, Games room 18.50 Ft x 22.42 Ft
Storage 11.75 Ft x 8.25 Ft
Storage 7.58 Ft x 7.00 Ft
Furnace 7.58 Ft x 7.92 Ft
2pc Bathroom 4.92 Ft x 4.92 Ft
Living room 11.33 Ft x 13.17 Ft
Pantry 1.92 Ft x 2.08 Ft
3pc Bathroom 5.00 Ft x 7.92 Ft
4pc Bathroom 5.00 Ft x 8.17 Ft
Bedroom 13.92 Ft x 14.92 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

http://www.findyouhouses.com/

RE/MAX Realty Professionals

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

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

Den 11.33 Ft x 8.00 Ft

Dining room 8.08 Ft x 13.17 Ft

Foyer 7.83 Ft x 7.00 Ft

Kitchen 11.92 Ft x 10.17 Ft

Laundry room 6.08 Ft x 6.00 Ft

Primary Bedroom 14.00 Ft x 13.00 Ft

Other 5.00 Ft x 4.58 Ft

Other 5.00 Ft x 4.92 Ft