



# 99 Sage Valley Park Calgary Alberta

\$699,900

Welcome to 99 Sage Valley Park NW - a beautifully appointed residence where comfort, style, and community come together in one of Calgary's most desirable neighbourhoods. With over 2,250 sq. ft. of thoughtfully developed living space, this family home offers an inviting first impression. Gleaming hardwood floors lead you through the open-concept main level, seamlessly connecting the living, dining, and kitchen areas. The bright kitchen features a spacious pantry, a breakfast bar accented with custom wainscoting, and an expansive dining space perfect for gathering with family and friends. The living room is warm and welcoming, centred around a cozy gas fireplace. A convenient powder room and main-floor laundry complete this level. Step outside and experience one of the home's standout features: a generous 4,477 sq. ft. landscaped backyard. Enjoy summer evenings on the two-tiered deck complete with a BBQ gas line, relax under the pergola, and admire the established perennials, beautiful all season long with no annual planting required. Added trees provide both charm and privacy. Back inside, ascend the elegant staircase to your serene primary retreat, showcasing vaulted ceilings, large windows, a walk-in closet, and a luxurious 5-piece ensuite. Down the hall are two well-sized bedrooms and a 4-piece bathroom. A bright, open flex space at the top of the landing offers the perfect setting for a home office, craft area, or reading nook. The fully developed lower level features a fourth bedroom and an inviting entertainment space complete with a 65" TV and Bose sound system, also wired to the garage, ideal for movie nights or hosting guests at the built-in bar. A dedicated storage room and a rough-in for a future bathroom offer added convenience and value. Sage Valley is a community celebrated for its picturesque pathways, abundant green spaces, and family-friendly park...

Primary Bedroom 11.83 Ft x 16.25 Ft  
 Bedroom 10.17 Ft x 12.42 Ft  
 Bedroom 12.42 Ft x 9.83 Ft  
 Den 9.08 Ft x 8.08 Ft  
 5pc Bathroom 9.67 Ft x 7.92 Ft  
 4pc Bathroom 9.75 Ft x 4.83 Ft

Bedroom 10.50 Ft x 9.50 Ft  
 Kitchen 12.58 Ft x 8.08 Ft  
 Dining room 14.83 Ft x 11.67 Ft  
 Living room 12.17 Ft x 13.83 Ft  
 2pc Bathroom 7.00 Ft x 2.58 Ft

Listing Presented By:



Originally Listed by:  
People 1st Realty

<http://www.treeholm.com/>

**RE/MAX Realty Professionals**

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

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