



**99 Sage Valley Park NW  
Calgary, Alberta**

**MLS # A2289754**



**\$644,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,628 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bathroom Rough-in, Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Track Lighting		

**Inclusions:** N/A

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 wainscotting, 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 parks, perfect for evening walks, morning runs, or weekend adventures. You'll appreciate being just minutes from Sage Hill Crossing and Creekside Shopping Centre, where cafés, restaurants, groceries, and everyday amenities are all within easy reach. Top-rated schools, nearby fitness facilities, and quick access to major routes ensure a lifestyle of ease and convenience. At 99 Sage Valley Park NW, you're not just purchasing a home, you're embracing a vibrant community you'll be proud to be part of for years to come.