



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**204 Sage Valley Close NW
Calgary, Alberta**

MLS # A2302652



\$1,018,888

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,611 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bidet, Bookcases, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)

Inclusions: Shed, book cases in office and living room, alarm components (no contract)

OPEN HOUSE SUN MAY 3 from 11:30-2:30pm. Welcome to luxury living in the highly sought-after community of Sage Hill NW—where comfort, elegance, and breathtaking views come together in perfect harmony. This gorgeous 2-storey Custom built corner walkout home by Baywest Homes, greets you with a spacious foyer that flows seamlessly past a private den—ideal for a home office or optional 4th bedroom—into a stunning open-concept main floor. The living room is nothing short of spectacular, featuring soaring ceilings and a dramatic floor-to-ceiling stone fireplace that creates a warm yet grand atmosphere. At the heart of the home is a dream chef’s kitchen—fully equipped with high-end stainless steel appliances, built-in oven and microwave, gas range, and a side-by-side built-in fridge and freezer. The oversized island and exotic granite countertops throughout elevate both style and functionality, making it the perfect space for entertaining or everyday living. The kitchen opens beautifully into a spacious dining area with unobstructed views of the serene pond and walking paths. Step outside onto the expansive upper deck—an ideal setting for summer BBQs, morning coffee, or peaceful evenings soaking in the scenery. The main level also features a convenient walk-through pantry connecting the garage to the kitchen through the laundry room, along with a 2-piece bathroom and premium hardwood flooring designed for both beauty and durability. Upstairs, you’ll find three generously sized bedrooms, including an oversized primary retreat complete with a luxurious 5-piece ensuite featuring double vanities, a jetted tub, skylights, and a walk-in closet with a custom laundry chute for added convenience. A bright bonus room overlooks the living space below while capturing stunning outdoor views, and

a full 4-piece bathroom completes the upper level. The unfinished walkout basement offers endless potential to design the space of your dreams. Step outside to your huge, fully fenced backyard, perfect for kids and pets alike, with both an upper and lower deck—ideal for entertaining, relaxing, or simply enjoying the peaceful natural surroundings and nearby playground. Additional features include a double attached garage, dual furnaces, and dual central A/C units for year-round comfort. Located close to all amenities, schools, shopping, and major routes—yet tucked away in a tranquil setting backing onto nature—this home offers the best of both worlds. Homes like this, backing onto a pond and walking paths, rarely come available—don't miss your opportunity. Call your favourite Realtor today to book your private showing! Be sure to view the 3D virtual tour to fully experience everything this incredible home has to offer.