



GRASSROOTS
REALTY GROUP

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192 Sage Valley Drive NW
Calgary, Alberta

MLS # A2339642



\$759,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,484 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Garden, Paved, Private, Rectangular Lot, See Remarks, Street Lighting		

Heating:	Central, Fireplace(s), Natural Gas, Wall Furnace
Floors:	Carpet, Laminate, Vinyl Plank
Roof:	Asphalt Shingle, Shingle
Basement:	Full
Exterior:	Concrete, Other, See Remarks, Shingle Siding, Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Separate Entrance, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Tvs , Beds , Sofas

Legal Suite!!! Welcome to 192 Sage Valley Drive, an exceptional residence where refined living meets timeless design. Nestled in the highly sought-after Sage Hill community, this impeccably maintained home exudes pride of ownership and offers an unmatched blend of luxury, comfort and convenience. Step into the expansive open-concept main floor, where rich hardwood floors create an elegant foundation for the thoughtfully curated space. The chef-inspired kitchen is a true showstopper, featuring striking quartz countertops, premium stainless steel appliances, a deep undermount granite sink with a garbage disposal, designer tile backsplash and upgraded statement lighting. Whether you are hosting or cooking, this kitchen is built to impress. The sunlit living room boasts a large picture window that floods the space with natural light, while the cozy gas fireplace adds warmth and ambiance, perfect for relaxing evenings or intimate gatherings. A stylish powder room and convenient laundry area complete the main level. Upstairs, discover a private retreat designed for rest and rejuvenation. The luxurious primary suite offers a serene escape with its spa-inspired three-piece ensuite. Two additional spacious bedrooms, each with its own walk-in closet, share a beautifully appointed four-piece bathroom, and an oversized linen closet ensures effortless organization. Step outside to the southwest-facing backyard, a beautifully landscaped haven crafted for elevated outdoor living. The expansive two-tier deck, freshly stained and equipped with dual natural gas hookups, sets the stage for everything from sunny brunches to enchanting evenings under the stars. A standout feature of this home is the sophisticated legal suite—a fully self-contained space offering a gourmet gas stove, abundant cabinetry, a generous bedroom, well-designed living and dining areas,

a sleek full bathroom and private laundry and entrance. This suite is perfect for extended family, guests or generating valuable rental income. Additional upgrades include a new roof installed within the last 24 months, along with new siding on three sides. Furthermore, the CBE has approved a new elementary school on the greenspace directly across the street, adding significant long-term value. This remarkable home is ideally located near shopping, sports fields, playgrounds and convenient transit, offering the perfect balance of exclusivity and everyday ease. Experience the elegance of Sage Hill—this is a rare opportunity for those seeking only the finest.