

# \$949,998 - 80 Sage Valley Park Nw, Calgary

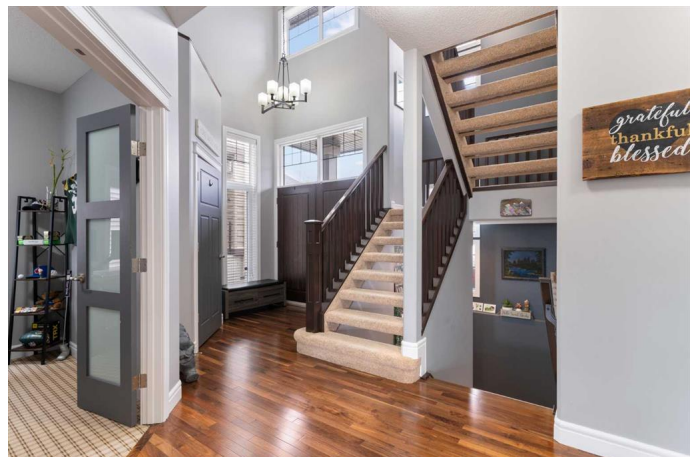
MLS® #A2219115

## \$949,998

3 Bedroom, 4.00 Bathroom, 2,468 sqft  
Residential on 0.14 Acres

Sage Hill, Calgary, Alberta

\*\*\*OPEN HOUSE, Sunday, May 25, 2:00pm-4:00pm.\*\*\* Nestled against the tranquil beauty of a LUSH RAVINE, this stunning 3-bedroom, 3.5-bathroom home offers the perfect blend of comfort, elegance, and thoughtful upgrades. From the moment you step inside, youâ€™re welcomed by soaring 9-foot ceilings and a bright, open layout designed to inspire connection and relaxation. Upstairs, youâ€™ll find three generously sized bedrooms and a spacious bonus roomâ€”perfect for a cozy family movie night, playroom, or additional lounge area. The primary suite offers a private retreat, while the additional bedrooms provide ample space for family or guests. The heart of the homeâ€”the kitchenâ€”has been beautifully refreshed with sleek quartz countertops, a stylish new backsplash, and an upgraded sink, perfectly complemented by a full suite of newer stainless steel appliances, including a gas stove and microwave range hood. The adjacent main floor office features elegant double French doors, offering a peaceful and private workspace. Even the half bath has been given a luxurious touch with a new quartz counter and backsplash. The FULLY FINISHED basement expands your living space with a massive recreation roomâ€”ideal for entertaining, games, or even a home gym. Whether hosting guests or enjoying quiet time, thereâ€™s space for everyone. Step outside to a newly replaced deck overlooking the serene ravine, a perfect spot for morning



coffee or evening gatherings. Meticulously maintained landscaping surrounds the home, complete with concrete garden curbing in both the front and back yards to define blooming flower beds. Major exterior upgrades include brand-new shingles, front siding, and guttersâ€”offering lasting durability and curb appeal. GEMSTONE LIGHTS add a magical glow to the homeâ€™s exterior all year round. Inside, fresh paint throughout provides a clean, modern feel, and essential updates like a newer furnace, washer, dryer, air conditioning, and fridge ensure comfort and peace of mind. This is more than just a homeâ€”itâ€™s a refined retreat where nature, comfort, and thoughtful design come together beautifully, EASY ACCESS to dining, shopping, transit, parks, playgrounds, and other amenities. A great community to raise your family. \*VIRTUAL TOUR AVAILABLE\*

Built in 2008

**Essential Information**

MLS® #	A2219115
Price	\$949,998
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,468
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	80 Sage Valley Park Nw
Subdivision	Sage Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E5

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	44
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.