

147 Sage Valley Green NW  
Calgary, Alberta

MLS # A2219603

**\$838,800**

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Experience the perfect blend of nature and modern living in this stunning Sage Hill home that backs directly onto the ravine with an environmental reserve and walking trails. Imagine stepping out of your backyard to explore picturesque walking trails, tranquil green spaces, and the peaceful beauty of the lake &ndash; your very own nature retreat just steps from your door. Fully developed 2600+ sq ft, 4-bedroom, 3.5-bathroom home is designed for both relaxation and entertaining, with large south-facing windows that frame breathtaking views of the natural landscape. The open-concept main floor boasts rich hardwood flooring, a cozy gas fireplace in the living room, and a dining area surrounded by windows &ndash; a perfect setting to soak in the scenery while enjoying meals with family and friends. The kitchen is a chef&rsquo;s delight, featuring granite countertops, a spacious island with a breakfast bar, a walk-through pantry, and ample cabinetry. Upstairs, the vaulted ceiling in the bonus room adds grandeur, complete with a second gas fireplace for cozy evenings. The primary suite offers a private retreat with a large 4-piece ensuite, including an oversized soaker tub. The fully finished walk-out basement provides additional living space with a spacious 4th bedroom, full 4-piece bath, and a versatile recreation room. Step outside to a landscaped, fenced backyard where the back patio invites you to relax, entertain, or simply enjoy the tranquility of the environmental reserve &ndash; a sanctuary in your own backyard. Located in a safe and family-friendly community, this home offers the ultimate blend of convenience and natural beauty. Drive just 5 minutes to Sage Hill Crossing for shopping, dining, and everyday essentials, or venture a little further to explore the vast network of parks, playgrounds, and recreational spaces. With Calgary International Airport just 15 minutes

away and downtown Calgary under 30 minutes, you’re perfectly positioned to enjoy both nature and city life. Discover a home where nature is your neighbour – a rare opportunity in Sage Hill you don’t want to miss!