

# \$714,999 - 192 Sage Valley Drive Nw, Calgary

MLS® #A2228847

**\$714,999**

4 Bedroom, 4.00 Bathroom, 1,461 sqft

Residential on 0.09 Acres

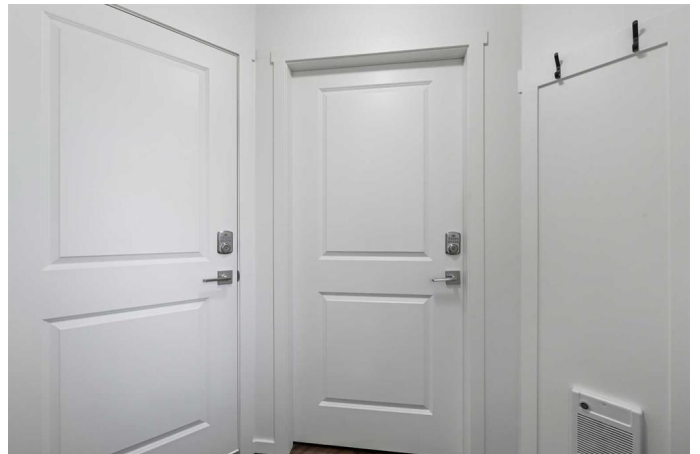
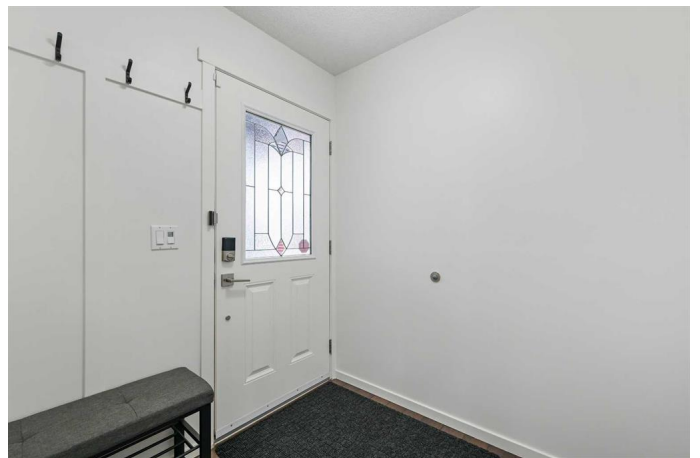
Sage Hill, Calgary, Alberta

**PRICE IMPROVEMENT!! LEGAL SUITE, ATTACHED GARAGE, ACROSS FROM GREENSPACE/FUTURE SCHOOL\*\*\***

Welcome to 192 Sage Valley Drive, an extraordinary residence where sophistication meets timeless design. Nestled in the prestigious community of Sage Hill, this meticulously maintained home exudes pride of ownership and offers an unparalleled lifestyle of luxury and convenience.

Step into the grand open-concept main level, where rich gleaming hardwood floors set the tone for a space designed to impress. The chef's kitchen is an absolute showstopper, featuring exquisite quartz countertops, premium stainless steel appliances, a deep undermount granite sink (complete with garburator), a designer tile backsplash, and upgraded statement lighting—all crafted for both culinary excellence and effortless entertaining. Adjacent, the sun-drenched living room boasts a large picture window, welcoming an abundance of natural light, while the cozy gas fireplace adds warmth and ambiance, perfect for intimate gatherings. A thoughtfully placed powder room and laundry area complete the main level with convenience and style.

Ascend to the private upper level retreat, where tranquility and comfort await. The sumptuous master suite is a haven of relaxation, complete with a spa-inspired 3-piece ensuite, designed for serene mornings and restful evenings. Two additional



generously sized bedrooms, each featuring spacious walk-in closets, share a beautifully appointed 4-piece bath, while an oversized linen closet ensures effortless organization. Step outside into the sun-drenched southwest-facing backyard, a lushly landscaped escape designed for luxurious outdoor living. The expansive two-tiered deck, complete with dual natural gas hookups, sets the stage for seamless alfresco entertainingâ€”from sun-soaked brunches to enchanting evening gatherings under the stars.

An exceptional addition to this home is the sophisticated legal suite, a fully self-contained living space boasting a gourmet gas stove, abundant cabinetry, a spacious bedroom, a thoughtfully designed living and dining area, a sleek full bathroom, and a private laundry and entranceâ€”ideal for accommodating extended family or generating valuable rental income.

An elementary school has been approved from CBE on field across the way. Also, the deck has been freshly stained, NEW ROOF in past 6 months and 3 sides of new siding! Perfectly positioned near shopping, sports fields, scenic playgrounds, and effortless city transit, this breathtaking residence offers the ultimate blend of exclusivity and convenience. Indulge in the elegance of Sage Hillâ€”this home is an extraordinary opportunity for those who seek nothing but the finest!

Built in 2010

**Essential Information**

MLS® #	A2228847
Price	\$714,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,461
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	192 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0H6

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garburator, Gas Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting

Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	25
Zoning	R-G
HOA Fees	110
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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