



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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43 Sage Valley Green NW  
Calgary, Alberta

MLS # A2232649



\$769,900

|             |                                                 |            |     |
|-------------|-------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                         | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile                          | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                 | Condo Fee: | -   |
| Basement:   | Finished, Full                                  | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding                             | Zoning:    | R-G |
| Foundation: | Poured Concrete                                 | Utilities: | -   |
| Features:   | Kitchen Island, Open Floorplan, Quartz Counters |            |     |
| Inclusions: | Window Covering As-is, One Garage Control       |            |     |

Backs onto Green Path | Newly Renovated Kitchen | 4 Bedrooms | Fully Developed Basement. Nestled in a prime location backing onto a scenic pathway, this stunning fully developed home offers peace, style, and a west-facing backyard&mdash;perfect for sunny summer gatherings with family and friends. Step inside to a bright, open-concept main floor featuring fully renovated kitchen with premium waterfall quartz island and backsplash, a spacious great room with a cozy gas fireplace, a sun-filled dining nook with patio doors to the deck, and a walk-through pantry for added convenience. A large front entrance foyer and a 2-piece powder room complete this level. Upstairs, unwind in the expansive bonus room with vaulted ceilings &mdash; ideal for movie nights or entertaining. The sunny vaulted-ceiling master bedroom comes with a walk-in closet and a spa-inspired 4-piece ensuite. Two additional generously sized bedrooms, a full bathroom, and a well-appointed laundry room with built-in cabinets and a soak sink complete the upper level. The 9-feet fully developed basement extends your living space with a large family room, a fourth bedroom, and another full bathroom&mdash;ideal for guests or extended family. Additional highlights include: central A/C; brand new roof and gutter (2025); fully fenced west-facing backyard with deck, gas line, firepit, and gate to pathway; built-in sound system throughout the home; insulated and drywalled double garage with rough-in for in-floor heating. Located in the family-friendly community of Sage Hill&mdash;just minutes from shopping, restaurants, schools, and professional services&mdash;with easy access to both Shaganappi and Stoney Trail. Don&rsquo;t miss out on this exceptional home&mdash;book your showing today!