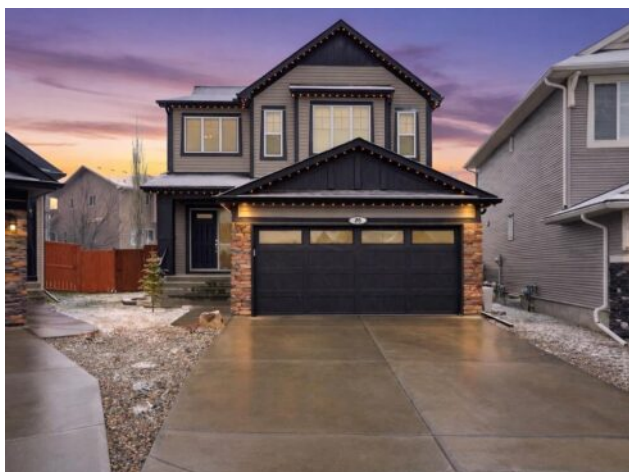


## 26 Sage Valley Mews NW Calgary, Alberta

MLS # A2302669



# \$850,000

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,351 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Dry Bar, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** None

Welcome to 26 Sage Valley Mews! Step into immaculate luxury with this stunning family home, perfectly situated on a massive, beautifully landscaped corner lot. Located moments away from scenic walking paths, parks, and shopping, this property offers a fantastic location for families. As you enter, you are greeted by a grand foyer featuring a vaulted ceiling and a gorgeous chandelier. Moving through the foyer, the expansive main floor opens into a versatile flex area—currently a grand dining space, but easily adaptable into a home office or kids' play area. At the heart of the home is the spectacular gourmet kitchen, a true showstopper featuring double wall ovens, a gas cooktop, granite countertops, and a walkthrough pantry with a newly added custom spice rack. The adjacent living room is the perfect place for entertaining or cozying up, anchored by a newer floor-to-ceiling stone surround on the gas fireplace. The sunny breakfast nook provides plenty of room for an additional table and features large sliding doors that open to your oversized yard. Step outside to enjoy the lush backyard oasis complete with a concrete patio, vibrant flower beds, a firepit area, multiple sheds, and still plenty of room for a play structure and kids to run around. Back inside, the main floor is completed by a highly functional custom mudroom with built-in storage and a sink, plus a convenient 2-piece bathroom. Upstairs, they've updated the entire flooring with newer hardwood and carpet throughout. Even with the vaulted ceiling from the foyer, there's still a great-sized bonus room and 3 generously sized bedrooms. The primary suite is a true retreat, easily accommodating a king bed and all your bedroom furniture, featuring a luxurious 5-piece ensuite and a walkthrough closet that connects to the attached laundry room, allowing you to easily do your laundry and simply close the access door when you're

done. A well-appointed 4-piece bathroom completes the upper level. Down in the fully finished basement, you will find the extra bedroom, a 4-piece bathroom, a craft room, and a dry bar area. It also features an incredible hockey-designed rec room with a stadium backdrop on the wall and the perfect setup for hanging your Flames jerseys. The sellers have meticulously updated this home, adding new shingles, siding, eavestroughs, fascia, a new garage door, Gemstone exterior lighting, a new hot water tank, a new water restrictor valve, fresh paint and new light fixtures throughout. Located in the vibrant community of Sage Hill, you are minutes from local amenities, offering an exceptional lifestyle and quick access for a seamless commute. Upgraded and move-in ready, this truly isn't one you'll want to miss!