



GRASSROOTS
REALTY GROUP

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**171 Sage Valley Green NW
Calgary, Alberta**

MLS # A2234013



\$689,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,112 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Private		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Retractable privacy screens on lower level patio, tv wall mounts, shed

Downsize without compromise! Unparalleled opportunity with this meticulously kept and highly upgraded walkout bungalow backing walking trails in desirable Sage Hill. Featuring beautiful curb-appeal and pride of ownership this home has a new roof, new garage door, new siding, newer hot water tank, new range and a low maintenance landscaping exterior. Inside you are greeted with a bright and freshly painted main level with light hardwood floors throughout the kitchen and living area. The kitchen features quartz countertops, stainless steel appliances, a raised breakfast bar and cherry shaker cabinets. Vaulted ceilings with a wall of windows offer a bright and inviting living and dining area anchored by a beautiful gas fireplace. The living area leads to an amazing deck with ample room for numerous furniture placements and features a gas line for bbq. The primary main level bedroom features enough room for a king bed and bedside tables and offers a large walk-in closet. The primary ensuite is a generous size and features separate water closet, shower, soaker tub, and large vanity. There is a powder room for guests on the main level and ample storage. Garage enthusiasts – this highly upgraded garage is an oasis and is painted drywalled and insulated, epoxy floors, 220 Volt plug, hot and cold water taps, gas heater and built-in shelving units. The lower level offers rare walkout access to the perfectly manicured back yard and covered patio with retractable privacy screens. Inside the large family room has numerous windows making it warm and inviting, has an office nook area and a gas fireplace. There is ample storage on this level, a second bedroom and full bathroom. The backyard offers two outdoor storage areas, and cobble stone path that leads to walking trails in the ravine. The home features a vacuflow system, hot water circulation pump, air

conditioning, includes all window coverings, new range, and is absolutely turn-key – just move in and enjoy! Incredibly rare detached walkout bungalow - This one won't last long.