



**GRASSROOTS**  
REALTY GROUP

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**135 Sage Valley Circle NW**  
**Calgary, Alberta**

**MLS # A2245533**



**\$659,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,661 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	High Ceilings		
<b>Inclusions:</b>	None		

Welcome to this beautifully upgraded home, built in 2015 and thoughtfully designed for comfort, style, and functionality across three fully finished levels. Upstairs features 3 spacious bedrooms, while the basement offers a 4th bedroom, a den, and a full bathroom—perfect for multi-generational living or a growing family. A separate side entrance leads to the fully developed basement, complete with a designated space for a future kitchenette ideal for guests or extended family. Step inside to a bright and open foyer with soaring 9’ ceilings and an abundance of natural light. The main level showcases warm-toned flooring and an open-concept layout that flows effortlessly into a generous living area. The chef’s kitchen is a showstopper, boasting full-height oak cabinetry, sleek quartz countertops throughout, stainless steel appliances, a walk-through pantry, and a spacious dining area that’s perfect for entertaining. Upstairs, a central bonus room with custom built-in shelving offers the perfect space for a media room or kids’ play area. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room complete the upper level. The luxurious primary suite includes a large walk-in closet and a spa-inspired 5-piece ensuite. Additional features include a double attached garage and a fantastic location—just steps to parks, transit, and local amenities.