



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

99 Sage Valley Park NW
Calgary, Alberta

MLS # A2248395



\$749,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,628 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Track Lighting		

Inclusions: Pergola, electric fireplace, Bose speaker system, TV and wall mount (basement)

Open House Saturday and Sunday August 17-18 from 1-3 PM. Welcome to 99 Sage Valley Park N.W - where comfort meets Community in one of Calgary's most sought after neighbourhoods. This family home offers a warm welcome with gleaming hardwood floors leading you to your open concept living, dining and kitchen areas. The bright main level of this home offers many features including a good sized pantry, breakfast bar and large dining area for the whole family to gather. Completing this level is a living area with a gas fireplace, powder room and laundry. Off the back of the home you are treated to your backyard oasis with a 2 tiered deck, pergola and a well landscaped area with extra trees for privacy. As you head up the grand staircase you are greeted by your primary suite with vaulted ceilings, large windows, a walk in closet and a 5 piece en-suite. Down the hall you will find 2 generous sized bedrooms with a 4 piece bathroom. Before you venture back downstairs you'll see a bright open den to the left of the landing that offers the perfect spot for a home office or reading nook. The basement of this home offers a great flex space with built-in speakers for family movie nights or for entertaining with your built in bar and a rough in for your future bathroom. Sage Valley is surrounded by winding pathways, lush parks and playgrounds – perfect for evening strolls, morning jogs or weekend adventures with family. You'll love being minutes from Sage Hill Crossing in Creekside shopping centre – with cafés, restaurants, groceries and everything you need right at your doorstep. Top rated schools, nearby fitness centres, and quick access to major routes make daily life effortless. At 99 Sage Valley Park NW, you're not just buying a home - you're joining a vibrant community you'll love for years to come. Book

your private tour today!