



**GRASSROOTS**  
REALTY GROUP

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**15 Sage Valley Court NW**  
**Calgary, Alberta**

**MLS # A2250111**



**\$699,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,841 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Garden, Street Lighting, Subdivided		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Refrigerator, Stove, Dishwasher, Microwave Hood Fan, All Window Coverings, Garage Door Opener with Control, Bar Fridge		

Welcome to 15 Sage Valley Court NW – a stunning, air-conditioned family home that’s move-in ready and loaded with upgrades! Situated in a quiet cul-de-sac in the vibrant community of Sage Hill, this 3-bedroom, 4-bathroom home features an incredibly bright and open floor plan with soaring ceilings, 9ft ceilings on the main level, and large windows that flood every space with natural light. From the moment you walk in, the grand entryway and open-concept design invite you to experience modern family living at its finest. The spacious kitchen is the heart of the home, seamlessly open to the living room and eating area, making it perfect for everyday living and entertaining. It boasts stainless steel appliances, granite countertops, ample cabinetry, and a corner pantry. A cozy gas fireplace warms the living space, and new laminated wood flooring (Aug 2025) runs throughout the main level. Upstairs, the large bonus room with vaulted ceilings and a built-in window bench provides a beautiful retreat filled with sunlight. The primary bedroom includes a walk-in closet and a luxurious ensuite with dual sinks, a soaker tub, and separate shower. The fully developed basement (completed in 2022) offers incredible versatility with a large rec area, a wet bar with mini fridge, a dedicated office, and a partially finished 4th bathroom with a bathtub already in place – just needs tiling and plumbing hook-up to complete. Major upgrades include: new roof with Class 4 shingles (2025), full vinyl siding wrap (2025), new gutters and downspouts (2025), new back door with built-in blinds (July 2025), freshly painted deck (Aug 2025), and commercial-grade epoxy flooring in the developed garage. Air conditioning (installed in 2024) ensures comfort year-round. Outside, enjoy a fully fenced, oversized backyard with a freshly painted deck – perfect for relaxing or

entertaining. Located close to parks, shopping, schools, and all major amenities, this home checks every box for families looking for space, style, and community!