



GRASSROOTS
REALTY GROUP

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49 Sage Valley Manor NW
Calgary, Alberta

MLS # A2258628



\$629,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,689 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Tucked away on a peaceful, family-oriented street in the highly desirable community of Sage Hill, this beautifully cared-for two-storey home delivers the perfect balance of comfort, functionality, and style. Step inside and you're greeted by a bright, open layout enhanced by tasteful finishes and thoughtful details throughout. The main floor is designed for both everyday living and entertaining, featuring durable, easy-care flooring and large southeast-facing windows that fill the space with natural light. The inviting living room centers around a warm gas fireplace and flows effortlessly into the dining area and kitchen. The kitchen itself is both practical and welcoming, with a central island for casual seating, sleek black appliances, and a walk-in pantry for extra storage. Just off the dining area, glass doors open to a sun-soaked backyard with a two-tier deck and manicured landscaping—an ideal retreat for summer barbecues, family gatherings, or quiet evenings outdoors. A tucked-away laundry area and a convenient half bath complete the main level. Upstairs, a versatile bonus room offers plenty of options—whether as a home office, media room, or kids' play space—while three spacious bedrooms provide comfort for the whole family. The primary suite offers a walk-in closet and a private 4-piece ensuite with a soaker tub, creating a relaxing escape at the end of the day. Two additional bedrooms share a bright and functional full bathroom. The unfinished basement is ready to be customized to your needs, with potential for a home gym, guest suite, or recreation space. This home is perfectly located just minutes from Sage Hill Crossing, T&T Supermarket, Costco, Walmart, Co-op, parks, schools, and major routes including Stoney Trail and Shaganappi Trail—providing both convenience and community. Whether you're

searching for a family home or a long-term investment, this property offers a rare chance to own a stylish and move-in-ready home in one of Northwest Calgary’s most sought-after neighbourhoods.