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135 Sage Valley Green NW Calgary, Alberta

MLS # A2261747



\$969,900

Division: Sage Hill Residential/House Type: Style: 2 Storey Size: 2,696 sq.ft. Age: 2010 (15 yrs old) **Beds:** Baths: 3 full / 1 half Garage: **Double Garage Attached** Lot Size: 0.12 Acre Lot Feat: Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting,

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Vinyl Siding, Wood Frame R-G Foundation: **Utilities: Poured Concrete**

Features: Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Hot Tub, TV Brackets.

Welcome to this inviting two-story family home, first time on the market, nestled in a friendly neighbourhood. This residence offers plenty of room for your family's needs, with 4 bedrooms, 3.5 bathrooms, and over 2,600 sq ft of living space. The exterior features a classic desig, a well-maintained lawn, a large green yard, and mature trees,s perfect for outdoor living and entertaining. The oversized double garage provides convenient parking and ample storage, large enough for a full-size truck, and includes an access door directly to the backyard. The full-sized deck, made from durable composite materials, offers stunning views and is ideal for relaxing or hosting gatherings. The backyard also features a luxurious hot tub with built-in speakers, creating an ideal setting for unwinding. Inside, the spacious foyer leads to a versatile multi-purpose room perfect as an office or dining area. Adjacent is a large dining area with views of the backyard, providing an inviting space for family meals. The main living room is filled with natural light from large windows, creating a warm atmosphere. A classic white mantel with a decorative gas fireplace anchors the room, complemented by elegant hardwood floors that enhance its charm. The stunning kitchen combines functionality with modern elegance, boasting sleek white cabinetry, ample storage, and a large granite-topped center island ideal for meal prep and casual dining. Upgraded stainless steel appliances, including a built-in microwave and WOLF oven, add convenience, while pot lighting gives a contemporary touch. Upstairs, large windows continue to flood the space with natural light, and modern white trim adds an elegant touch. The layout includes three bedrooms, with a luxurious primary suite featuring unobstructed views of the fall colours. This retreat includes a dual-sink vanitya soaker tub, a large walk-in closet, and a

