



**19 Sage Valley Close NW  
Calgary, Alberta**

**MLS # A2263281**



**\$679,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,764 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Post & Beam, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		
<b>Inclusions:</b>	AC unit		

Immaculate Family Home in Sage Valley | 4 Beds | 3.5 Baths | Upper-Level Laundry | Over 2,440 SQ.FT of Living Space Welcome to 19 Sage Valley Close NW — a beautifully maintained home, offering over 2,440 SQ.FT of total developed living space in the sought-after community of Sage Hill. This bright and open-concept home features hardwood flooring throughout the main level, a stylish kitchen with granite countertops, stainless steel appliances, a spacious island, and a large walk-in pantry. The adjoining dining and living areas are perfect for entertaining, complete with a cozy gas fireplace and easy access to a fully landscaped backyard with a two-tier deck—ideal for relaxing or hosting guests for a BBQ parties. Upstairs, you'll find a spacious bonus room with vaulted ceilings, three generously sized bedrooms, and two full bathrooms. The upper level also includes a convenient laundry room, adding function and ease to your daily routine. The primary retreat features a walk-in closet and a private en-suite, while a secondary bedroom also offers its own walk-in closet. The fully finished basement is bright and welcoming, with oversized above-grade windows, a large rec/living area, a fourth bedroom, and a full bathroom—perfect for guests or extended family. Additional upgrades include 9-foot ceilings in the basement, granite countertops in all bathrooms, and modern staircase railings. New roof Sep 2025. Located close to major roads, top-rated schools, parks, and shopping centers, this home blends comfort, style, and convenience. Don't miss out—schedule your private showing today! Rest of the insurance work will be completed soon.