



GRASSROOTS
REALTY GROUP

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

19 Sage Valley Close NW
Calgary, Alberta

MLS # A2263281



\$699,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,764 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

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

Inclusions:	AC unit
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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. 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!