



**GRASSROOTS**  
REALTY GROUP

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136 Sage Valley Drive NW  
Calgary, Alberta

MLS # A2264458



**\$624,900**

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained two-storey home in the sought-after community of Sage Hill. Filled with natural light and pride of ownership, this home offers a bright and functional layout that's perfect for family living and entertaining. The main floor features rich hardwood flooring, a cozy gas fireplace, and an open-concept design connecting the living room, dining area, and kitchen. The kitchen includes a breakfast bar, corner pantry, and ample cabinet and counter space, with direct access to the large back deck and fully landscaped yard. Upstairs, the spacious primary bedroom offers a walk-in closet and private ensuite, complemented by two additional bedrooms and a full bath. The unfinished basement provides great potential for future development. Complete with an attached double garage, main-floor laundry, and close proximity to parks, shopping, schools, and transit — this move-in-ready home offers the perfect balance of comfort and convenience in one of Calgary's most desirable northwest communities.