



GRASSROOTS
REALTY GROUP

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160 Sage Valley Circle NW
Calgary, Alberta

MLS # A2268170



\$679,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,545 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: Spare fridge in the basement, storage shed, TV wall mount in living room.

Open House: Saturday and Sunday, November 8 and 9 from 1 PM to 4 PM Move in ready, this Sage Hill two storey home delivers space, comfort, and flexibility with a finished basement, central air conditioning, and a double attached garage (insulated and drywalled). Recently updated, the exterior features a new roof, five new windows, and partial new siding, adding both peace of mind and lasting value. The bright main floor features 9 ft ceilings, hardwood flooring, and an inviting gas fireplace that anchors the open concept living and dining areas. A front office provides the perfect work from home space, while the kitchen offers granite counters, island seating, a corner pantry, and stainless steel appliances, ideal for everyday living and entertaining. Upstairs, three comfortable bedrooms include a relaxing primary suite with walk in closet and private ensuite bath. The upper level laundry room adds convenience for busy households. The fully finished basement expands the home's flexibility with a fourth bedroom, 3 pc bath, and a generous recreation room, perfect for guests, teens, or a home gym. Outside, the landscaped and fenced backyard features a deck with privacy screen and a row of mature aspen trees that create a natural backdrop and established feel. This well cared for, non smoking home includes a pet friendly yard and is close to parks, green space, and extensive shopping options, offering a wonderful blend of practicality, comfort, and value in one of Calgary's most desirable northwest communities.