



**49 Sage Valley Manor NW
Calgary, Alberta**

MLS # A2271436



\$628,800

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|------------------|--|---------------|-------------------|
| Division: | Sage Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,685 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Landscaped, Rectangular Lot, Street Lighting | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Nestled on a quiet street in the desirable Sage Valley community, this stunning 2-storey home offers 1,685 sq. ft. of bright, South East facing living space designed for modern family living. Featuring 3 bedrooms, a massive Bonus Room, and 2.5 baths, the home combines space, comfort, and functionality throughout. The spacious Living Room is anchored by a cozy gas fireplace and flows seamlessly into the Kitchen with a centre island and raised eating bar, pantry, and abundant cabinetry. The Dining Room opens to a two-tier deck and a generous South East facing landscaped backyard, perfect for entertaining or enjoying quiet mornings outdoors. The main floor is complete with a convenient powder room, main-level laundry, and a double attached garage. On the upper level, the massive Bonus Room with soaring 10-ft ceilings and an electric fireplace offers a versatile space for family entertainment or a home office. The well-appointed Primary Bedroom includes a walk-in closet and a 4-pc ensuite, while 2 additional bedrooms share a full 4-pc bath. The basement is unfinished with a large window, ready for your personal touch and future development. Ideally located just minutes from Sage Hill Crossing, T&T Supermarket, Costco, Walmart, Co-op, parks, schools, and major routes including Stoney Trail and Shaganappi Trail, this home offers the perfect blend of convenience and lifestyle.