



GRASSROOTS
REALTY GROUP

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49 Sage Valley Manor NW
Calgary, Alberta

MLS # A2271436



\$628,800

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		

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.