



**48 Sage Valley Drive NW  
Calgary, Alberta**

**MLS # A2277608**

**\$619,000**



<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,658 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained fully finished two-storey family home in the sought-after community of Sage Hill. Designed for both comfort and entertaining, the main floor features a spacious family room with a gas fireplace, a bright dining area, and a central kitchen that brings everyone together. Upstairs, you'll find three generous bedrooms, a versatile den ideal for a home office or TV lounge, and a convenient upper-level laundry area. The primary bedroom offers a private 3-piece ensuite and a large walk-in closet, creating a relaxing retreat. The fully developed basement provides flexible space—perfect for a games room, home gym, or media area. Step outside to a fully fenced backyard with plenty of room for kids to play and a large deck ideal for summer entertaining. An underground irrigation system keeps the yard lush with minimal maintenance. Ideally located close to transit, shopping, parks, green spaces, and pathways, this home offers the perfect balance of convenience and lifestyle. Book your private showing today!