



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

48 Sage Valley Drive NW  
Calgary, Alberta

MLS # A2277608



**\$619,000**

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

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

Inclusions: 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!