



GRASSROOTS
REALTY GROUP

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

160 Sage Valley Circle NW
Calgary, Alberta

MLS # A2281124



\$668,500

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,545 sq.ft.	Age:	2011 (15 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, JANUARY 24th (1pm - 4pm) & SUNDAY, JANUARY 25th (1pm - 4pm) - Move in ready, this Sage Hill two storey home delivers space, comfort, and flexibility with a finished basement, four bathrooms, central air conditioning, a main floor office, and a double attached garage that is insulated and drywalled. The home features 9 foot ceilings and stainless steel appliances that enhance its appeal. Recent exterior updates include a new roof, five new windows, and partial new siding. The bright, open concept main floor features hardwood flooring and a spacious kitchen with granite counters, island seating, and a dining area that connects easily to the backyard. With spring around the corner, this is the perfect time to imagine planning your garden and enjoying longer days outdoors. A fenced, pet friendly yard, deck with privacy screen, a row of mature aspen trees, a great lot size for the area, and one of the larger lots among recent comparable sales create an ideal outdoor setting. Upstairs, three comfortable bedrooms include a primary suite with a walk in closet and ensuite bath, plus convenient upper laundry. The finished basement extends the living space with a fourth bedroom, a 3 pc bath, and a rec room suitable for guests, teens, or a home gym. Located in a desirable northwest community close to shopping and green space, this home is ready for its next owners to enjoy.