



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

MLS # A2299138



\$660,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,745 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Few Trees, Landscaped, Low Maintenance Landscape, No Back Lar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Negotiable

An exceptional opportunity in Sage Hill—this beautifully landscaped and cared for home offers turnkey living with space for the whole family. From the moment you arrive, you’ll appreciate the pride of ownership and inviting curb appeal. Inside, the main floor features rich hardwood flooring, stone countertops, and a warm, open-concept layout anchored by a cozy gas fireplace—perfect for both everyday living and entertaining. The kitchen is well-appointed with modern finishes, including a new oven, oversized pantry and flows seamlessly into the dining and living spaces. Upstairs, you’ll find brand new carpet a spacious bonus room—ideal for a second living area, media space, or kids’ retreat. The primary suite offers a generous walk-in closet and a private ensuite complete with a soaker tub and separate stand-up shower. Additional bedrooms provide flexibility for family or guests. The fully developed basement expands your living space with a large family/games room, an additional bedroom, and a full bathroom. Recent updates include fresh paint, new carpet upstairs, central air conditioning, and beautifully completed landscaping—making this home truly move-in ready. Located in a sought-after NW community close to parks, pathways, schools, and amenities, this is an incredible opportunity to own a well-maintained home in Sage Hill. (*Photos have been virtually staged)