



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

**MLS # A2300264**



**\$624,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,470 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Many Trees, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this pristine, beautifully maintained two-storey home in the highly sought-after community of Sage Hill—perfect for family living with close proximity to parks, shopping, and transit. Proudly built by Avi Homes, this property showcases a bright, functional open-concept layout filled with natural light and evident pride of ownership. The main floor features a spacious foyer, rich hardwood flooring throughout the hallway, kitchen, and dining areas, and a convenient main-floor laundry room with direct access to the attached double garage. The inviting great room offers large windows and a cozy gas fireplace, seamlessly connecting to the dining area and well-appointed kitchen. The kitchen boasts a large breakfast bar, corner pantry, and ample cabinet and counter space, with garden door access to a huge back deck with metal and glass railing—perfect for entertaining. The fully landscaped and fenced yard. Upstairs, the spacious primary bedroom features a large walk-in closet (with window) and a private 3-piece ensuite. Two additional generously sized bedrooms and a full 4-piece bathroom complete the upper level. The unfinished basement is ready for your future development ideas, offering excellent potential to customize additional living space. This move-in-ready home combines comfort, quality, and convenience in one of Northwest Calgary’s most desirable communities