



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

MLS # A2302219



\$599,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,469 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:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Edison lights on back fence stay, Black Planters on Deck stay. Patio furniture and heaters can be discussed for purchase

Welcome to this beautiful family home in the established community of Sage Hill, where modern style meets everyday functionality. Step inside to an open concept main floor featuring rich hardwood flooring, vaulted ceilings, and large windows that fill the space with natural light. The kitchen is both stylish and practical, offering granite countertops, stainless steel appliances, and seamless flow into the dining and living areas, perfect for both daily living and entertaining. Main floor laundry and an attached double garage add to the home's convenience. Upstairs, you'll find two spacious secondary bedrooms, each with walk-in closets, along with a full 4pc bathroom. The primary suite offers a private retreat with its own large closet and 3 pc ensuite. The backyard is a true standout. Enjoy a sun filled south facing yard, oversized two-tier composite deck designed for both lounging and dining, all set within a professionally landscaped, low maintenance yard. A tranquil babbling brook adds a unique touch, creating a private outdoor space that's perfect for entertaining or unwinding. Recent upgrades include professional re-siding and a brand new roof, providing added value and long term peace of mind. The unfinished, insulated basement offers excellent potential with a smart layout for future development. Surrounded by parks, pathways, and green space, this home offers the ideal balance of comfort, style, and location.