



**29 Sage Valley Circle NW
Calgary, Alberta**

MLS # A2304776



\$749,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,856 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: garage door opener and 1 remote, basement Fridge, stove, microwave hood fan, dishwasher, Stacked washer & dryer

Welcome home! This fully developed family home is backing onto a green space, has a LEGAL suite in the basement and has been freshly painted throughout. The main level boasts 9' ceilings, open floor plan and an abundance of natural lighting in all the rooms. The well appointed kitchen has plenty of cabinets, granite counters, central island with breakfast bar and a walk through pantry leading to the mud room with built-in storage and garage access. Adjacent to the kitchen is the spacious living room with cozy gas fireplace and the dining area with patio doors leading to the multi-tiered deck in your south facing backyard. A convenient 2 piece bath completes this level. Upstairs you find the bonus family room, the master retreat with a sitting area, walk-in closet and 3 piece ensuite bath and 2 additional bedrooms which are of a good size. This level also has a laundry room and 4 piece bath. The fully finished basement has a separate entrance that leads to the LEGAL 1 bedroom suite, perfect set up for multi-generational living. There is a full kitchen, living room, bedroom, 4 piece bath and a laundry room. There is plenty of parking with your double attached garage and extra long drive way. Enjoy year round entertaining on the multi-tiered deck in your fully fenced south facing backyard with access to the greenspace behind which leads to Sage community parks including: Michin Athletic Park, Sage Hill outdoor rink, Liam Field Park and Sage Hill baseball and soccer fields. With shopping close by and easy access to major thoroughfares, this home is not to be missed.