



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

MLS # A2300264



\$609,000

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

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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