



116 Sage Valley Drive NW
Calgary, Alberta

MLS # A2319346



\$605,550

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,467 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, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry		

Inclusions: Garden Shed

Welcome to this beautifully maintained home in the highly sought-after family-friendly community of Sage Hill! Built in 2008, this bright and inviting home features an open-concept floor plan with vaulted ceilings and an abundance of natural light throughout. The spacious living area is highlighted by a cozy gas fireplace, perfect for chilly winter evenings, while central air conditioning keeps the home comfortable all summer long. The well-appointed kitchen is equipped with stainless steel appliances and flows seamlessly into the dining and living spaces, making it ideal for both everyday living and entertaining. Convenient main-floor laundry adds to the home's functionality. Stylish vinyl plank flooring extends throughout the entire home, including the upper level, creating a modern, cohesive look with no carpet to maintain. Upstairs, you'll find a bright and spacious primary bedroom along with additional bedrooms flooded with natural light. The home has been freshly painted and professionally cleaned, making it truly move-in ready. Step outside to enjoy the expansive deck overlooking a good-sized backyard, perfect for family gatherings, BBQs, and outdoor relaxation. A hot tub-ready pad is already in place, offering the opportunity to create your own private backyard oasis. Ideally located close to parks, playgrounds, walking paths, schools, shopping, and all the amenities Sage Hill has to offer, this exceptional home combines comfort, style, and convenience in one outstanding package. Don't miss your opportunity to own this beautiful Sage Hill home. Call your favourite REALTOR®; today to book a private showing and start to LOVE WHERE YOU LIVE!