



GRASSROOTS
REALTY GROUP

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

MLS # A2319659



\$690,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,863 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Gazebo, Landscaped, Lawn, Level, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Granite, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Silent Floor Joists, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		
Inclusions:	n/a		

Welcome to this nearly 1900 sq ft, beautiful former showhome located perfectly in the central-north community of Sage Hill — just steps from parks, pathways, shopping, and everyday amenities. Facing a park, the concrete porch from the stucco-front home leads to the foyer towards the 9-ft high bright South facing living area featuring a kitchen -- with large fridge, roll-in ceramic-top stove, walk-thru pantry, quartz-countertop island, white cabinets with under-cabinetry lighting -- a spacious family room with grand natural gas fireplace, and a dining room opening to a large freshly painted deck. Beyond the humongous 23x22 ft deck is a spacious fully-fenced yard to play in, ending with a gate to a pathway towards a ravine and pond. Upstairs starts with a bonus room plus loft with built-in desk leading to 3 bedrooms (each features a walk-in closet), with the primary one featuring an ensuite with TWO sinks, separate tub & shower, plus walk-in closet. Two large windows in the 3rd bedroom display vast views over the green space and beyond. Laundry machines are also upstairs. Builder finished basement has a family room, 4th bedroom, and a full bathroom. Some other upgrades in this home include built-in speakers, central air conditioning for our hot summers and electric heating in the garage for the colder season. FYI. The shingles are new on the roof of this no pets/no smoking residence. Your home sweet home is close to interconnected pathways starting from your backyard, parks, shopping, and transportation routes. You will want to call this place your own.