



**50 Sage Valley Green NW
Calgary, Alberta**

MLS # A2322236



\$749,999

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,961 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gentle Sloping, Private, Sloped Down		

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

Features: Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: n/a

Welcome to 50 Sage Valley Green NW, a beautifully maintained three-bedroom, 2.5-bathroom home situated on one of the most desirable streets in Sage Hill. Offering nearly 2,000 sq. ft. of thoughtfully designed living space, this home provides the perfect blend of comfort, functionality, and room to grow. Proudly offered for sale for the first time since it was built, this home has been lovingly cared for and thoughtfully upgraded by its original owner. Recent improvements include additional attic insulation for enhanced energy efficiency, a larger hot water tank, fresh interior paint throughout, and a freshly coated garage floor with durable epoxy paint. The garage walls have also been primed, creating a clean and versatile space ready for your personal touch. The bright, neutral interior serves as the perfect blank canvas whether you prefer a timeless aesthetic or want to add your own style and personality. The unfinished basement has already been framed, providing an excellent head start for future development. The current owner intentionally left the finishing touches to the next owner, recognizing that your dream basement may look different from theirs. One of the home's most unique features is its customized floor plan. Unlike many surrounding homes, this layout was specifically requested by the original owner during construction, offering a distinctive design that stands apart from typical builder-spec homes in the area. Enjoy your morning coffee on the rear deck as the sun rises, then unwind at the end of the day in the spacious soaker tub. Adding even more value, the large field across the street is planned to become the site of a future northwest Calgary school, further enhancing the convenience and long-term appeal of this exceptional location. Close to parks, pathways, shopping, restaurants, and everyday amenities, this is a rare opportunity to own a

truly well-cared-for home in one of Calgary's most sought-after family communities. Welcome home.