



100 Sage Valley Drive NW
Calgary, Alberta

MLS # A2323241



\$629,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,775 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, No Back Lane, P		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Laminate Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound		

Inclusions: Radon mitigation system

Welcome to this beautifully maintained home in the sought after community of Sage Hill. Offering exceptional value at over 1750 square feet of thoughtfully designed living space. This home stands out among competing properties currently available in the area. The bright main floor features a good size living room, kitchen with new stove, ample workspace and cabinetry. The tucked away mud room provides practical everyday functionality with plenty of space for coats, footwear, backpacks and seasonal gear. The windows fill the home with natural light, creating a warm, inviting atmosphere throughout. Upstairs you will find 3 generously sized bedrooms each with its own walk in closet, laundry room and an impressive BONUS ROOM fulfilling all your needs. This functional layout provides flexibility for growing families, professionals, or those seeking additional space to work from home. Step outside to enjoy the private backyard and outdoor living area, perfect for summer gatherings and relaxing evenings. No neighbors facing right behind you. Thoughtfully maintained with lasting quality, this home features Hardie Board siding for enhanced durability and timeless curb appeal. The front exterior professionally repainted just one year ago. Located close to parks, schools, pathways, shopping and major commuter routes, this home offers the perfect blend of convenience and connection to community. With one of the most competitive prices per square foot value currently available in Sage Hill. This is an exceptional opportunity to secure a spacious home in one of Northwest Calgary's most desirable neighborhoods.