



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

68 Sage Valley Drive NW
Calgary, Alberta

MLS # A2328629



\$685,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Curtain Track System, Smart Features (Philips Hue Lighting System, MyQ Smart Garage Door Opener, Wyze Outdoor Security Cam, smart permanent outdoor lights, Ecobee smart home system), Trampoline, Patio furnitures

Every house tells a story. This one opens with a clean slate. Step into 68 Sage Valley Drive NW through a VAULTED ENTRYWAY, open above and below. A first impression with real architectural presence. HARDWOOD FLOORING leads the eye across the main level to a curated focal point: a FIREPLACE FRAMED IN CUSTOM-BUILT CABINETRY AND STONE, the kind of feature a designer plans a room around. A DINING AREA ACCENT WALL adds a quiet, intentional layer of character throughout. Consider the composition already finished. In 2025, this home was reworked from the inside out: A NEW ROOF, A NEW TRANE HIGH-EFFICIENT FURNACE, and NEW AIR-CONDITIONING; the unglamorous, essential brushstrokes that make everything else possible. A DOUBLE CURTAIN TRACK lets you layer sheers and blackout drapery to frame the light exactly as you like it, backed by retractable blinds for full control. PHILIPS HUE SMART LIGHTING sets the palette, on command. Upstairs, WOOD LAMINATE carries the narrative through the stairs, bonus room, and hallways, arriving at three bedrooms, including a primary suite with a built-in closet designed with real intention. Two and a half bathrooms keep the composition balanced for busy mornings. The kitchen's quartz counters and subway tile backsplash complete the palette, alongside a fridge (2023) and microwave (2024) still well within their prime. Outside, a spacious backyard becomes your gallery's outdoor wing and it comes staged: THE TRAMPOLINE and PATIO FURNITURE stay at no extra cost. A double garage with A MYQ SMART OPENER, SMART PERMANENT OUTDOOR LIGHTS, and a WYZE SECURITY CAMERA round out a home considered down to the last detail. The setting completes the piece: a bus stop steps from the door, a playground a few minutes' walk away, and the shops of Sage

Hill Quarter along the same street. Select furnishings may also be available, for the right offer. 68 Sage Valley Drive NW - 1,874.7 sq ft, 3 bedrooms, 2.5 bathrooms. A house is art. This one is already framed. Contact your favourite realtor for a private viewing.