



GRASSROOTS
REALTY GROUP

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60 Sage Valley Drive NW
Calgary, Alberta

MLS # A2329336



\$569,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt
Basement:	Full
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: None

The main floor feels bright, open and inviting, with a comfortable flow through the kitchen, dining and living areas. The kitchen features granite counters, a central island, stainless steel appliances, warm cabinetry and great sightlines for hosting, meal prep or keeping connected with family and guests. The dining area opens to the rear deck for easy indoor-outdoor living, while the living room adds warmth with a gas fireplace and built-in shelving. Main floor laundry and a convenient 2-piece bath make daily routines simple. Upstairs, the spacious primary bedroom includes a private 3-piece ensuite, while two additional bedrooms and a full 4-piece bathroom offer excellent flexibility for children, guests, roommates, hobbies or a dedicated office setup. The developed basement, completed with permits per seller, adds valuable extra living space with a large recreation room, 4th bedroom, full bathroom with oversized soaking tub and an office area. It is ideal for movie nights, overnight guests, fitness, play space, storage or working from home. Major updates help set this home apart, including new shingles, new siding and a new hot water tank. Additional features include vinyl windows, granite finishes, a kitchen island, a no-smoking home, attached double garage, private fenced yard, landscaped lot and rear deck. The backyard offers space to relax, entertain, garden or enjoy summer evenings picking fruit from your own apple and plum trees or even fresh raspberries, giving buyers the outdoor lifestyle they are hoping for in a detached home. Located in Sage Hill, this property puts everyday essentials close by, including parks, playgrounds, schools, shopping, sidewalks, street lights and walking and bike paths. With nearby amenities, green spaces and convenient access to major northwest routes, this is a smart opportunity for buyers seeking a detached

Calgary home with thoughtful updates, a permitted basement development, private yard and strong day-to-day convenience.