

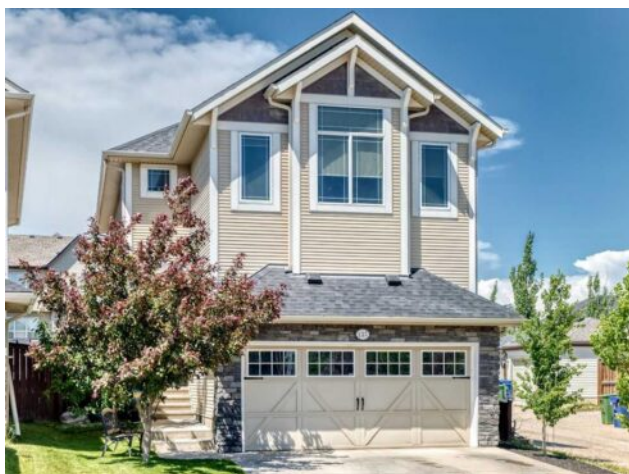


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

157 Sage Valley Road NW
Calgary, Alberta

MLS # A2335200



\$779,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Gazebo, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Proudly offered for sale by the original owners, this meticulously maintained home is situated on a desirable corner lot in the sought-after community of Sage Hill. Thoughtfully designed for comfortable family living, this property combines exceptional pride of ownership, functional living spaces, and rare outdoor versatility that is increasingly difficult to find. The bright and inviting main floor offers spacious living areas filled with natural light, creating a warm and welcoming atmosphere throughout. Vaulted ceilings enhance the sense of space and openness, creating an airy feel that complements the thoughtful layout. Whether you're entertaining guests or enjoying everyday family life, the functional design provides both comfort and flexibility. Central air conditioning ensures year-round comfort, while the front-attached double garage and built-in central vacuum system add everyday convenience. One of the standout features of this property is its incredible outdoor functionality. Situated on a corner lot with both rear and side alley access, this home offers exceptional flexibility for homeowners who require additional parking and storage. A rare triple-width rear gate provides easy access to the backyard, where there is ample room to accommodate a trailer or RV of approximately 30 feet. The outdoor space is further enhanced by a concrete patio, creating the perfect setting for summer barbecues, outdoor dining, or relaxing with family and friends. Upstairs, the spacious primary retreat offers a private sanctuary complete with a walk-in closet, full ensuite bathroom, and a versatile bonus sitting area that can serve as a home office, nursery, reading nook, fitness space, or private lounge. Two additional generously sized bedrooms and a full bathroom complete the upper level, providing ample space for growing families. The fully developed basement adds valuable living

space and flexibility, featuring an additional bedroom, a full bathroom, and a wet bar, making it ideal for guests, extended family, entertaining, or a private retreat. Located close to school bus pick up points, parks, pathways, shopping, schools, and major commuter routes, this exceptional Sage Hill home offers a rare combination of pride of ownership, functional living space, RV-friendly parking, and modern comforts. Whether you're looking for room to grow, space for your recreational lifestyle, or a move-in-ready home in one of northwest Calgary's most desirable communities, this is an opportunity you won't want to miss