



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

108 Sage Valley Drive NW
Calgary, Alberta

MLS # A2336050



\$664,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,705 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

**** OPEN HS SUNDAY Sept 20 11-1pm**** With approximately \$100,000 in upgrades, this extensively updated two-storey home offers exceptional curb appeal, modern comfort, and numerous improvements inside and out, all within an established neighbourhood surrounded by mature trees. The exterior has been transformed with durable Hardie board siding, Class 4 impact-resistant shingles, new gutters, all-new triple-glazed windows, a new front entry door and storm door, and new triple-glazed patio doors. Inside, the home has been completely repainted and features approximately \$8,000 in new window treatments throughout. The main level features a spacious kitchen with an eating area and island, abundant cabinetry and pantry space, sleek black countertops, a new hood fan microwave, and a newly installed reverse osmosis water system. The generous living and dining area offers flexible space for everyday living and entertaining, complete with a fireplace and large windows providing plenty of natural light. New triple-glazed patio doors open to a newly built deck overlooking the large, private backyard, where mature trees provide a sense of privacy and an established setting. A convenient two-piece bathroom and mudroom provide access to the insulated and drywalled garage, which is wired for an electric vehicle charger. Upstairs, a spacious bonus room provides an additional living area. The large primary bedroom features a four-piece ensuite and walk-in closet. Two additional generously sized bedrooms each include their own walk-in closets and are complemented by another full four-piece bathroom and convenient upper-level laundry. The undeveloped basement offers excellent potential for future development and additional living space. Additional upgrades include new air conditioning, new on-demand hot water, and numerous interior

improvements and finishing touches throughout the home. Ideally located in an established neighbourhood close to schools, shops, parks, pathways, amenities, and major roadways, this move-in-ready home combines extensive upgrades, a functional layout, mature surroundings, and a private backyard in one outstanding package. (Some photos have been virtually staged)