



GRASSROOTS
REALTY GROUP

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90 Sage Valley Road NW
Calgary, Alberta

MLS # A2344193



\$649,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,831 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to this bright and spacious two-storey home in the heart of Sage Hill - a family-friendly neighbourhood with easy access to shopping, restaurants, parks, and major roads for a quick commute. This home has had some BIG TICKET UPGRADES, including a NEW ROOF, NEW SIDING, NEW GARAGE DOOR & MECHANISM, and a NEW WASHER, DRYER, and FRIDGE, so you can move in with peace of mind. This home also comes with a CENTRAL AIR CONDITIONER to keep you cool all summer long, and a landscaped yard that's easy to maintain and great for kids or pets. The main floor offers a warm and open layout with hardwood flooring and 9-foot ceilings. You're welcomed by a roomy front foyer that leads into a sunny living room with large windows and a cozy fireplace — perfect for relaxing. The kitchen has everything you need, including lots of cabinet space, granite countertops, a corner pantry, centre island, and even a built-in desk area for your laptop or homework spot. The dining area overlooks the landscaped backyard and opens onto a deck that's ready for summer BBQs and morning coffee. You'll also find a convenient mudroom/laundry room combo on the main floor, along with a 2-piece guest bath. Upstairs, there's a bright and open bonus room - ideal for movie nights, a home office, or play space. The large primary bedroom has a walk-in closet and a 5-piece ensuite with double sinks, a soaker tub, and separate shower. Two more generous bedrooms and another full bathroom complete the upper level. Located just steps from walking paths, playgrounds, daycares, and schools, with Walmart, T&T Supermarket, and other conveniences nearby. Plus, it's only a 10-minute drive to Costco, making errands quick and convenient. With so many recent upgrades and a functional layout that works for everyday life,

this is the perfect place to call home. Book a showing today and view our 3D Virtual iGuide Tour!