



GRASSROOTS
REALTY GROUP

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136 Sage Valley Drive NW
Calgary, Alberta

MLS # A2346684

\$579,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,469 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

SIGNIFICANT PRICE REDUCTION!! Welcome to this beautifully maintained Avi Home in the sought-after community of Sage Hill. This bright, open-concept two-storey offers hardwood flooring, a spacious great room with a gas fireplace, and a well-designed kitchen featuring a large breakfast bar, corner pantry, and ample cabinetry. The dining area opens to a large deck overlooking the fully landscaped and fenced backyard—perfect for outdoor entertaining. Upstairs, the primary bedroom includes a walk-in closet and private 3-piece ensuite, complemented by two additional bedrooms and a full bathroom. The unfinished basement offers excellent potential for future development. Complete with main-floor laundry, an attached double garage, and close to parks, shopping, and transit, this move-in-ready home is an exceptional opportunity in one of Northwest Calgary's most desirable communities.