

160 Sage Valley Circle NW
Calgary, Alberta

MLS # A2281124



\$668,500

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|------------------|--|---------------|-------------------|
| Division: | Sage Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,545 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Manufactured Floor Joist, Vinyl Siding, Wood Frame | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage | | |
| Inclusions: | Spare fridge in the basement, storage shed, TV wall mount in living room | | |

OPEN HOUSE - SATURDAY, JANUARY 24th (1pm - 4pm) & SUNDAY, JANUARY 25th (1pm - 4pm) - Move in ready, this Sage Hill two storey home delivers space, comfort, and flexibility with a finished basement, four bathrooms, central air conditioning, a main floor office, and a double attached garage that is insulated and drywalled. The home features 9 foot ceilings and stainless steel appliances that enhance its appeal. Recent exterior updates include a new roof, five new windows, and partial new siding. The bright, open concept main floor features hardwood flooring and a spacious kitchen with granite counters, island seating, and a dining area that connects easily to the backyard. With spring around the corner, this is the perfect time to imagine planning your garden and enjoying longer days outdoors. A fenced, pet friendly yard, deck with privacy screen, a row of mature aspen trees, a great lot size for the area, and one of the larger lots among recent comparable sales create an ideal outdoor setting. Upstairs, three comfortable bedrooms include a primary suite with a walk in closet and ensuite bath, plus convenient upper laundry. The finished basement extends the living space with a fourth bedroom, a 3 pc bath, and a rec room suitable for guests, teens, or a home gym. Located in a desirable northwest community close to shopping and green space, this home is ready for its next owners to enjoy.