

**117 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2180377



\$639,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,496 sq.ft.	Age:	2009 (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, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Pantry, Soaking Tub		

Inclusions: N/A

This home is the perfect blend of style, comfort, and functionality, offering a layout that suits both busy families and those who love to entertain. From the moment you step inside, you'll notice thoughtful details that make this house feel like home. Whether it's the stunning coffered ceilings and gas fireplace in the living room or the bright and airy dining space leading to the west-facing deck, this home is designed with both everyday living and special moments in mind. The kitchen is a true highlight, combining beauty and practicality. Espresso cabinetry provides rich contrast to the sleek stainless steel appliances, while granite counters, including a sit-up bar, make meal prep and casual dining easy. A large pantry adds plenty of storage, and direct access to the mudroom and main floor laundry keeps everything organized and within reach. Upstairs, the primary suite is a true retreat, easily fitting a king-sized bed with space to spare. The ensuite features double sinks, granite counters, a soaker tub, and a separate shower, offering a spa-like experience. Two additional bedrooms are well-sized, with one boasting a walk-in closet and oversized windows that let in loads of natural light. The unfinished basement is full of potential, ready for your ideas to turn it into the perfect rec room, home gym, or guest suite. Outside, the spacious backyard and west-facing deck provide endless opportunities for play, relaxation, or entertaining. This home also comes with air conditioning to keep you comfortable all summer long. Recent updates include a brand-new roof, siding, eavestroughs, and a humidifier, giving you peace of mind. Sage Hill is a fantastic established community in the NW which provides plenty of nearby amenities including a Costco, Walmart, plenty of restaurants and shops, parks and greenspaces, the and easy access to major routes including Sarcee and

Stoney Trails.