

**3 Sage Valley Court NW
Calgary, Alberta**

MLS # A2202794



\$625,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,099 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome home to this RARE BUNGALOW in an EXCEPTIONAL LOCATION! Thoughtfully designed for easy, main-floor living, this well-loved home is perfect for those looking to downsize without sacrificing comfort or style. Featuring \$10,000 in recent landscaping renovations, a covered awning on the back deck, and HARDWOOD floors throughout the main level, this home offers low-maintenance luxury in a quiet, desirable neighborhood. Step inside to discover a bright and open floor plan with 2 BEDROOMS, 2 BATHROOMS, UPPER FLOOR Laundry, and AIR CONDITIONING. The spacious living room is enhanced by a cozy GAS FIREPLACE, and expansive windows that flood the space with natural light. The kitchen is a true chef's delight, featuring built-in appliances, GRANITE countertops, a generous center island, and a large pantry—perfect for entertaining. The dining room flows seamlessly onto the newly enhanced back deck, where you can relax under the covered awning and take in your beautifully landscaped yard—ideal for enjoying peaceful mornings or hosting friends and family. The primary suite is a private retreat, complete with a walk-in closet and an ensuite featuring a DOUBLE VANITY, a large soaking tub, and a separate shower. Downstairs, the fully finished basement offers even more space, with a large family room featuring a second fireplace, an oversized bedroom, a full bathroom, and a versatile rec or media room—perfect for guests or hobbies. For added convenience, this home also includes a double attached garage, providing secure parking and extra storage. This home has been meticulously maintained, and pride of ownership shines throughout.