

\$624,900 - 136 Sage Valley Drive Nw, Calgary

MLS® #A2264458

\$624,900

3 Bedroom, 3.00 Bathroom, 1,462 sqft

Single Family on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained two-storey home in the sought-after community of Sage Hill. Filled with natural light and pride of ownership, this home offers a bright and functional layout that's perfect for family living and entertaining. The main floor features rich hardwood flooring, a cozy gas fireplace, and an open-concept design connecting the living room, dining area, and kitchen. The kitchen includes a breakfast bar, corner pantry, and ample cabinet and counter space, with direct access to the large back deck and fully landscaped yard. Upstairs, the spacious primary bedroom offers a walk-in closet and private ensuite, complemented by two additional bedrooms and a full bath. The unfinished basement provides great potential for future development. Complete with an attached double garage, main-floor laundry, and close proximity to parks, shopping, schools, and transit — this move-in-ready home offers the perfect balance of comfort and convenience in one of Calgary's most desirable northwest communities. (id:6289)

Built in 2009

Essential Information

Listing #	A2264458
Price	\$624,900
Bedrooms	3
Bathrooms	3.00



Half Baths	1
Square Footage	1,462
Acres	0.09
Year Built	2009
Type	Single Family
Sub-Type	Freehold

Community Information

Address	136 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R0E4

Amenities

Amenities	Park, Playground, Shopping
Features	PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	MaxWell Canyon Creek
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