

**49 Sage Valley Manor NW
Calgary, Alberta****MLS # A2235458****\$669,000**

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,689 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Nestled on a quiet, family-friendly street in the sought-after community of Sage Hill, this meticulously maintained two-storey home offers thoughtfully designed living space that blends comfort, style, and function. From the moment you step inside, you'll notice the elegant finishes that make this home truly move-in ready. The open-concept main floor welcomes you with neat, low-maintenance flooring and several southeast-facing windows that flood the space with natural light. The spacious living room features a cozy gas fireplace—perfect for relaxing evenings—and flows seamlessly into the dining area and kitchen. The well-maintained kitchen boasts a central island with bar seating, sleek black appliances, and a handy pantry. Step outside to your sunny, southeast-facing backyard, where a two-tiered deck and beautifully landscaped yard create a private outdoor oasis, ideal for barbecues, gatherings, or simply enjoying Calgary's summer sunsets. A discreetly tucked-away main-floor laundry area, combined with a convenient half bathroom, adds to the home's everyday functionality. Upstairs, you'll find a bright and versatile bonus room—perfect as a family lounge, home office, or playroom—along with three generously sized bedrooms. The primary suite is a private retreat, featuring a well-proportioned walk-in closet and a 4-piece ensuite with a relaxing soaker tub. Two additional bedrooms, both offering ample space, share a well-appointed full bathroom. The undeveloped basement offers a blank canvas for your future plans—whether it's a home gym, media room, guest suite, or additional bedroom, the possibilities are endless. Located just minutes from Sage Hill Crossing, T&T Supermarket, Costco, Walmart, Co-op, schools, parks, and major routes like Stoney Trail and

Shaganappi Trail, this home combines everyday convenience with peaceful suburban living. Whether you're upsizing, right-sizing, or investing for the future, this is a rare opportunity to own a stylish, well-cared-for home in one of NW Calgary's most desirable communities.