

**90 Sage Valley Road NW  
Calgary, Alberta****MLS # A2245148****\$714,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,831 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**OPEN HOUSE THIS LONG WEEKEND - Aug 2-3** This SAT from 11am-1pm and Sun from 2pm-4pm! Welcome to this bright and spacious two-storey home in the heart of Sage Hill - a family-friendly neighbourhood with easy access to shopping, restaurants, parks, and major roads for a quick commute. This home has had some BIG TICKET UPGRADES, including a NEW ROOF, NEW SIDING, NEW GARAGE DOOR & MECHANISM, and a NEW WASHER, DRYER, and FRIDGE, so you can move in with peace of mind. This home also comes with a CENTRAL AIR CONDITIONER to keep you cool all summer long, and a landscaped yard that's easy to maintain and great for kids or pets. The main floor offers a warm and open layout with hardwood flooring and 9-foot ceilings. You're welcomed by a roomy front foyer that leads into a sunny living room with large windows and a cozy fireplace - perfect for relaxing. The kitchen has everything you need, including lots of cabinet space, granite countertops, a corner pantry, centre island, and even a built-in desk area for your laptop or homework spot. The dining area overlooks the landscaped backyard and opens onto a deck that's ready for summer BBQs and morning coffee. You'll also find a convenient mudroom/laundry room combo on the main floor, along with a 2-piece guest bath. Upstairs, there's a bright and open bonus room - ideal for movie nights, a home office, or play space. The large primary bedroom has a walk-in closet and a 5-piece ensuite with double sinks, a soaker tub, and separate shower. Two more generous bedrooms and another full bathroom complete the upper level. Located just steps from walking paths, playgrounds, daycares, and schools, with Walmart, T&T Supermarket, and other conveniences nearby. Plus, it's only a 10-minute drive to Costco, making

errands quick and convenient. With so many recent upgrades and a functional layout that works for everyday life, this is the perfect place to call home. Book a showing today and view our 3D Virtual iGuide Tour!