

**191 Sage Valley Circle NW
Calgary, Alberta**

MLS # A2258357



\$700,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,710 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Paved, Yard Drainage		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Subfloor, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Soaking Tub, Wired for Data, Wired for Sound		

Inclusions: Doorbell camera / smart lock / Wi-Fi smart thermostat

Welcome to this beautifully maintained (and upgraded) detached home, lovingly cared for by its original owner since construction. A warm ambience greets you as you step inside the spacious foyer. Plenty of storage makes keeping this doorway clean! The open-concept kitchen/dining/living rooms are modernly designed to optimize space and comfort. Head upstairs to a large bonus room fit for entertainment, a playroom for the kids or a generous work/gaming station! Down the hall you'll enter the expansive primary bedroom with a walk-in closet and a 5-piece ensuite! Both the 2nd and 3rd bedrooms are at the opposite end of the hall and are a suitable size for any age! Head downstairs to an additional office, bedroom, bathroom and theatre room. This 4 bedroom, 3.5 bathroom home, enjoy the benefits of a reverse osmosis drinking water system, gas line rough-in to the kitchen stove for a future gas range if desired, and ethernet Cat 6 outlets in every bedroom and living room for reliable high-speed connectivity. Smart-home upgrades include a Nest Thermostat, Nest Doorbell Camera, and Nest Yale Smart Lock, making daily life both secure and convenient. The home is designed for year-round comfort and practicality with central air conditioning, a garage floor drain to prevent winter water buildup, and new triple-pane windows in the master suite (2025) that add energy efficiency and quiet. The Malarkey Legacy Class 4 hail impact-rated shingles (2025) provide extra peace of mind and make sure to ask about potential home insurance discounts! Entertainment and relaxation are easy with built-in ceiling speakers in the Bonus Room, Living Room, and Basement Theater Room, plus pre-wiring in the Master Bedroom and deck area. The basement offers superior comfort with a Dri-core subfloor under the carpet, heated tile floors in the bathroom

(DITRA-HEAT system), and pot lights over each shower. Exit through the back door to your deck that overlooks your private backyard. Gaze upon a beautifully maintained yard, an added concrete walkway, and a fire pit that adds an extra charm to this beautiful property. As a one-owner home, this means consistent maintenance, careful upgrades, and a property that has never been neglected or turned into a rental — truly move-in ready and a rare find!