

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

**MLS # A2281124**



**\$659,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage		

**Inclusions:** Spare fridge in the basement, storage shed, TV wall mount in living room

RECENT PRICE REDUCTION | MOVE IN READY | FINISHED BASEMENT | MAIN FLOOR OFFICE | CENTRAL A/C OPEN HOUSE - MARCH 21st - 1pm - 4pm Welcome to this well maintained 4 bedroom detached home in Sage Hill offering over 2,200 sq ft of developed living space, including a finished basement and main floor office, ideal for families or those working from home. The bright open concept main floor features 9 ft ceilings, hardwood flooring, and large windows that fill the space with natural light. The living room with gas fireplace flows seamlessly into the dining area and kitchen. The kitchen includes granite countertops, stainless steel appliances, a large island with seating, and a pantry for additional storage. Upstairs you will find three spacious bedrooms, including the primary suite with walk in closet and private ensuite, along with the added convenience of upper level laundry. The fully finished basement adds valuable living space with a fourth bedroom, full bathroom, and versatile recreation area perfect for guests, teenagers, a home gym, or media room. Additional features include central air conditioning, a double attached garage, and a west facing backyard that enjoys afternoon and evening sun. Located close to parks, walking paths, shopping, and schools, with quick access to Stoney Trail and Shaganappi Trail for an easy commute.