

**100 Sage Valley Drive NW**  
**Calgary, Alberta**

**MLS # A2285761**



**\$659,800**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,775 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Treed		

<b>Heating:</b>	Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Laminate Counters, Soaking Tub, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	none		

I am pleased to present this beautiful home offering the perfect balance of suburban tranquility and urban convenience, ideally situated in a sought-after move-up, next-stage community designed for modern family living. The main living area is warm and inviting, anchored by a cozy gas fireplace that creates an ideal space for relaxing or entertaining. The kitchen is thoughtfully tucked away from the central living space—an excellent feature for maintaining privacy and organization when hosting guests or managing everyday family life. Entry from the double attached garage leads into a spacious mudroom designed for practical living, providing a dedicated area for coats, footwear, and family essentials while keeping the home neat and organized. Upstairs, an expansive bonus room offers flexible space perfect for movie nights, a children’s play area, or a quiet retreat. The home features three generously sized bedrooms, each complete with a walk-in closet. There are two and a half bathrooms, including a private primary ensuite showcasing dual sinks, a soaker tub, separate shower, and fabulous sunlight. The third bedroom is exceptionally spacious and filled with natural light, making it an inviting home office or adaptable workspace with excellent storage—ideal for today’s work-from-home needs. Additional highlights include central air conditioning for year-round comfort, a radon mitigation system for added peace of mind, and an undeveloped basement ready for your personal vision and future expansion. The exterior is equally impressive, featuring a southeast-facing backyard with a raised deck, mature trees, and no direct neighbors behind—backing onto a fence line for enhanced privacy and enjoyment throughout the summer months. Significant exterior updates include a new roof in 2025 and a recently repainted front exterior. The

surrounding community offers outstanding lifestyle amenities, including parks, natural ponds, an outdoor skating rink, and extensive walking and cycling pathways connecting you throughout the city. Conveniently located nearby are numerous recreational facilities such as Vivo, Shane Homes YMCA, and Crowfoot Melcor YMCA. Overall, this home delivers warmth, comfort, and thoughtful design in an excellent location—an ideal setting for creating lasting memories.