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GRASSROOTS
REALTY GROUP

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61 Sage Valley Manor NW
Calgary, Alberta

MLS # A2286824

$700,000

Division:	Sage Hill
Type:	Residential/House
Style:	2 Storey
Size:	1,784 sq.ft.
Age:	2010 (16 yrs old)
Beds:	4
Baths:	3 full / 1 half
Garage:	Double Garage Attached
Lot Size:	0.08 Acre
Lot Feat:	Back Yard, Lawn, Level, Rectangular Lot

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island		

Inclusions:	NONE

Welcome home. This well-cared-for 4-bedroom, 3.5-bath home offers over 2,300 sq ft of living space with a layout that’s easy to love and easy to live in. The large vaulted bonus room adds an open, airy feel, while the fully finished basement provides extra space for family time, guests, or a home office. Located close to parks and walking paths, with quick access to shopping, major roads, and everyday amenities, this home checks all the boxes for convenience and lifestyle. FEATURES AND UPDATES: 8 ft doors on the main floor, Under-cabinet kitchen lighting, Bedroom accent wall with new light fixture, Dimmer switches throughout, NEST thermostat, New air conditioner compressor, Radon mitigation system, Hot and cold exterior water taps, Overhead garage storage plus storage in furnace room, New LED lighting in the garage, Deck trellis with installed gate, Storage shed in the yard, New roof, All new siding and soft metals, Fresh paint at the front of the home, New garage door with opener and camera, Hot water tank replaced in 2025, A solid home with meaningful updates in a great location—ready for its next owners to move in and enjoy. ***VIRTUAL TOUR AVAILABLE***