587-899-3773
justin@realtyaces.ca

208 Sage Valley Drive NW
Calgary, Alberta

MLS # A2350468

$550,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,479 sq.ft.	**Age:**	2010 (16 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

** Open House Sat Oct 10 , 1-3pm ** You found it! A beautiful home in Sage Hill with the original owner and a ton of Upgrades, this 3 Bed and 2.5 Bath home is move in ready and will save you money every month with a 25yr warrantied solar panel package (EnMax Micro-Gen Certified) all installed with a NEW ROOF(2025). Welcoming you through the front door this open layout has a ton of natural light with hardwood flooring throughout the main level. The living room is designed for busy families or entertaining guests as it connects you with the garage entrance, the kitchen/dining room and a separated main floor powder room. The modern gas fireplace will keep you toasty on any winter evening for family movie night or just a relaxing night in. The kitchen has Stainless Steel appliances with a Gas stove cook top and corner pantry with a bright window over the kitchen sink. The dining rooms patio sliders connect you to the private South facing backyard and brings a flood of light. Upstairs you'll find a sunny hallway with two new (Builder upgraded) picture windows(2025) plus everyone's favourite upper floor laundry! The bright primary Bedroom is south facing and spacious with a large walk in closet and a 3 pc ensuite bathroom. The first secondary room is big enough to have a queen bed and room to spare with a walk in closet and a NEW oversized Window(2025) that overlooks the green space directly in front of the house. The third bedroom also fits a queen bed with another walk in closet and sits beside the upper Family 4pc bathroom. The lower floor is unfinished and ready for whatever you need with exterior walls already framed and insulated. The home has a BRAND NEW FURNACE(2026) with 10yr warranty and the Electric Hot Water Tank was replaced in 2021. The attached garage is insulated with an epoxy floor coating plus a NEW

GARAGE DOOR AND DOOR OPENER(2025). Located just around the corner from the neighbourhood pond and plenty of walking/bicycle paths all around, this location is perfect for growing families or active professionals. Plus you save money every month with the Solar Panel Package! Close to all amenities, only one owner, well cared for and a pride of ownership. Come see 208 Sage Valley Drive now before it's gone.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of eXp Realty. Information is believed to be reliable but not guaranteed.