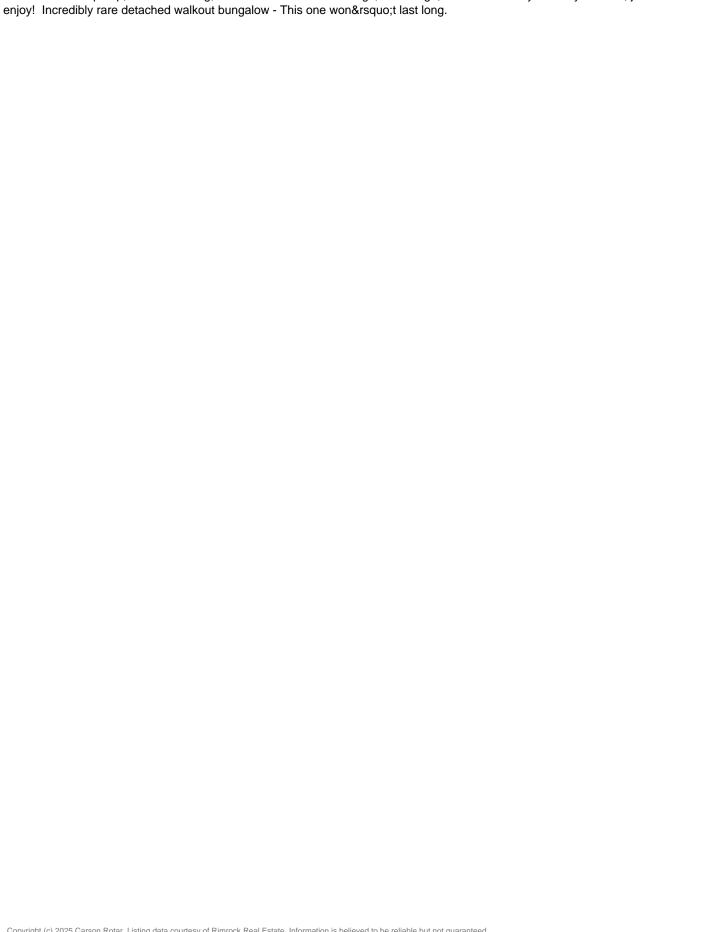
171 Sage Valley Green NW Calgary, Alberta

MLS # A2234013

\$689,900

		Division: Type: Style: Size:	Sage Hill Residential/House Bungalow		
			1,112 sq.ft.	Age:	2010 (15 yrs old)
		Beds:	2	Baths:	2 full / 1 half
		Garage:	220 Volt Wiring, Ad	Iditional Par	rking, Concrete Driveway, Double Garage Atta
		Lot Size:	0.08 Acre		
		Lot Feat:	Backs on to Park/G	reen Space	e, Low Maintenance Landscape, Private
Heating:	High Efficiency, Forced Air, Natural Gas		Water:	-	
Floors:	Carpet, Ceramic Tile, Hardwood		Sewer:	-	
Roof:	Asphalt Shingle		Condo Fee:	: -	
Basement:	Finished, Full, Walk-Out To Grade		LLD:	-	
Exterior:	Stone, Vinyl Siding		Zoning:	R-G	
Foundation:	Poured Concrete		Utilities:	-	
Features:	Ceiling Fan(s), Central Vacuum, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)				
Inclusions:	Retractable privacy screens on lower level patio, tv	/ wall mounts, s	shed		

OPEN HOUSE SAT Aug 2nd 1-3PM | Downsize without compromise! Unparalleled opportunity with this meticulously kept and highly upgraded walkout bungalow backing walking trails in desirable Sage Hill. Featuring beautiful curb-appeal and pride of ownership this home has a new roof, new garage door, new siding, newer hot water tank, new range and a low maintenance landscaping exterior. Inside you are greeted with a bright and freshly painted main level with light hardwood floors throughout the kitchen and living area. The kitchen features quartz countertops, stainless steel appliances, a raised breakfast bar and cherry shaker cabinets. Vaulted ceilings with a wall of windows offer a bright and inviting living and dining area anchored by a beautiful gas fireplace. The living area leads to an amazing deck with ample room for numerous furniture placements and features a gas line for bbq. The primary main level bedroom features enough room for a king bed and bedside tables and offers a large walk-in closet. The primary ensuite is a generous size and features separate water closet, shower, soaker tub, and large vanity. There is a powder room for guests on the main level and ample storage. Garage enthusiasts – this highly upgraded garage is an oasis and is painted drywalled and insulated, epoxy floors, 220 Volt plug, hot and cold water taps, gas heater and built-in shelving units. The lower level offers rare walkout access to the perfectly manicured back yard and covered patio with retractable privacy screens. Inside the large family room has numerous windows making it warm and inviting, has an office nook area and a gas fireplace. There is ample storage on this level, a second bedroom and full bathroom. The backyard offers two outdoor storage areas, and cobble stone path that leads to walking trails in the ravine. The home features a vacuflow system, hot



water circulation pump, air conditioning, includes all window coverings, new range, and is absolutely turn-key – just move in and