

135 Sage Valley Circle NW
Calgary, Alberta

MLS # A2245533

\$659,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,661 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	None		

Welcome to this beautifully well maintained home, built in 2008 and thoughtfully designed for comfort, style, and functionality across three fully finished levels. Upstairs features 3 spacious bedrooms, while the basement offers a rec room with full bathroom. Step inside to a bright and open foyer with soaring 9' ceilings and an abundance of natural light. The main level showcases warm-toned flooring and an open-concept layout that flows effortlessly into a generous living area. The chef's kitchen is a showstopper with oak cabinetry, granite countertops throughout, stainless steel appliances and a spacious dining area that's perfect for entertaining. Upstairs, a central bonus room that offers the perfect space for a media room or kids' play area. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room complete the upper level. The luxurious primary suite includes a large walk-in closet. Additional features include a double attached garage and a fantastic location—just steps to parks, transit, and local amenities.