

166 Sage Valley Green NW
Calgary, Alberta

MLS # A2207586



\$715,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,953 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

NEW PRICE || OPEN HOUSE Saturday April 26th (1-4pm)....Exceeding the three key aspects we all desire in a new home—LOCATION, AMENITIES, and being FAMILY FIT—this property is situated in the vibrant North West Community of Sage Hill offering parks, paths, schools and amenities all within minutes of HOME is HOME. FAMILY FIT features include an OPEN KITCHEN, SITTING & DINING ROOM area, 3 BEDROOMS, 2.5 BATHS, a BONUS ROOM, upper-level LAUNDRY ROOM, and FINISHED GARAGE. Additionally, the UNDEVELOPED BASEMENT offers the opportunity for personal customization. On Entry the home flows naturally from the spacious front entry into the open sitting, dining and kitchen area. Going up you have a beautiful open bonus room with vaulted ceiling leading to the 2 Bedrooms, 4PC Bath, oversized Laundry Room and spacious Primary with 4PC Ensuite & His & Her Walk In Closets. Lower Level is wide open and ready for your personal touch. Make this a must see and call today.