



49 Sage Valley Manor NW, Calgary, Alberta - \$630,000



Main Photo

Property Description

Nestled on a quiet, family-friendly street in the sought-after community of Sage Hill, this meticulously maintained two-storey home offers thoughtfully designed living space that blends comfort, style, and function. From the moment you step inside, you'll notice the elegant finishes that make this home truly move-in ready. The open-concept main floor welcomes you with neat, low-maintenance flooring and several southeast-facing windows that flood the space with natural light. The spacious living room features a cozy gas fireplace—perfect for relaxing evenings—and flows seamlessly into the dining area and kitchen. The well-maintained kitchen boasts a central island with bar seating, sleek black appliances, and a handy pantry. Step outside to your sunny, southeast-facing backyard, where a two-tiered deck and beautifully landscaped yard create a private outdoor oasis, ideal for barbecues, gatherings, or simply enjoying Calgary's summer sunsets. A discreetly tucked-away main-floor laundry area, combined with a convenient half bathroom, adds to the home's everyday functionality. Upstairs, you'll find a bright and versatile bonus

room—perfect as a family lounge, home office, or playroom—along with three generously sized bedrooms. The primary suite is a private retreat, featuring a well-proportioned walk-in closet and a 4-piece ensuite with a relaxing soaker tub. Two additional bedrooms, both offering ample space, share a well-appointed full bathroom. The undeveloped basement offers a blank canvas for your future plans—whether it's a home gym, media room, guest suite, or additional bedroom, the possibilities are endless. Located just minutes from Sage Hill Crossing, T&T Supermarket, Costco, Walmart, Co-op, schools, parks, and major routes like Stoney Trail and Shaganappi Trail, this home combines everyday convenience with peaceful suburban living. Whether you're upsizing, right-sizing, or investing for the future, this is a rare opportunity to own a stylish, well-cared-for home in one of NW Calgary's most desirable communities.

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