

# \$725,000 - 166 Sage Valley Green Nw, Calgary

MLS® #A2207586

## \$725,000

3 Bedroom, 3.00 Bathroom, 1,953 sqft  
Residential on 0.08 Acres

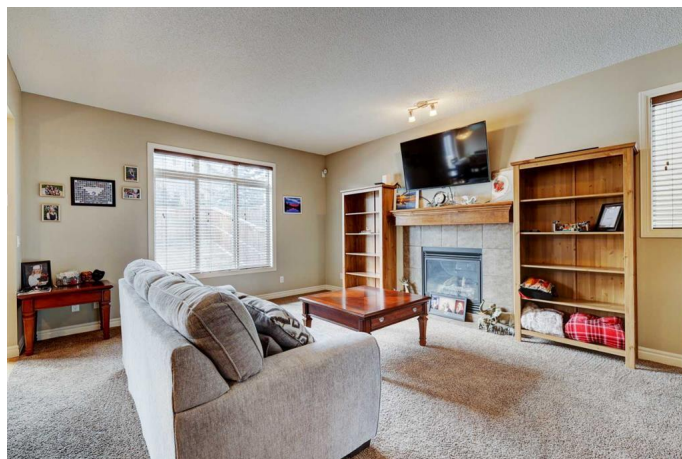
Sage Hill, Calgary, Alberta

OPEN HOUSEs Saturday April 5 (12-4PM) & Sunday April 6 (12-4pm)...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. 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.

Built in 2010

## Essential Information

MLS® #	A2207586
Price	\$725,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,953
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	166 Sage Valley Green Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0H8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Lawn, Low Maintenance Landscape,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	9
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX West Real Estate
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