

\$689,000 - 43 Sage Valley Close Nw, Calgary

MLS® #A2211904

\$689,000

4 Bedroom, 4.00 Bathroom, 1,529 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

VACANT & EASY TO SHOW – MOVE-IN READY!

Discover this beautifully updated 2-storey home in the desirable community of Sage Hill, offering over 2,000 sq.ft. of total living space designed for comfort and functionality.

The main floor features a bright open-concept layout with luxury vinyl plank flooring, a fully renovated contemporary kitchen with modern cabinetry, upgraded countertops, stainless steel appliances, a cozy natural gas fireplace, convenient half bath, and main floor laundry. Upstairs, you'll find a spacious primary bedroom complete with a 4-piece ensuite and walk-in closet, two additional bedrooms, and a sunny bonus room perfect for relaxing or working from home.

The newer developed basement is a true retreat, boasting a custom built-in home theatre, popcorn and drink bar, a guest bedroom, and a stunning 5-piece full bathroom – ideal for movie nights and hosting guests.

Step outside to enjoy the fully fenced yard featuring a deck, storage shed, and a custom-built outdoor sauna for year-round relaxation.

Additional upgrades include a Google Home smart lighting system, new roof (2025, Level 4 prevention the highest roof upgrade), new rain gutters and downspouts, newer tank water heater, and 6-stage RO water filtration system. Located near parks, schools, and all major amenities including Costco, Beacon Hill, and



Sage Hill shopping centres.
Don't miss this opportunityâ€”book your
showing today!

Built in 2008

Essential Information

MLS® #	A2211904
Price	\$689,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,529
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	43 Sage Valley Close Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E1

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Dry Bar, Sauna
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

	Refrigerator, Stove(s), Washer, Window Coverings, Bar Fridge, Water Purifier
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2025
Days on Market	21
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Kirin Realty & Management Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.