

# \$838,800 - 147 Sage Valley Green Nw, Calgary

MLS® #A2219603

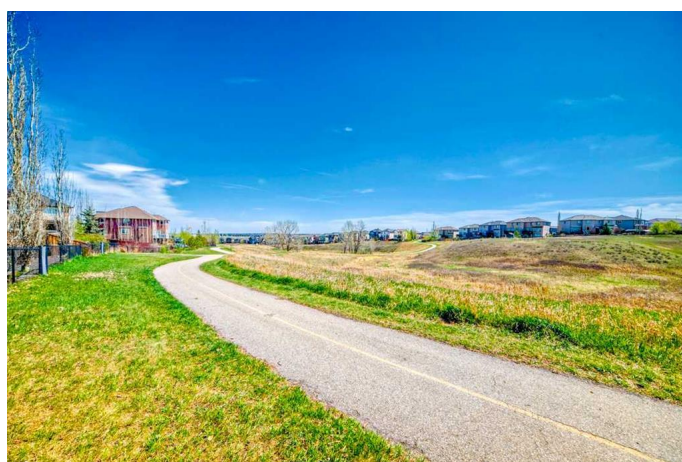
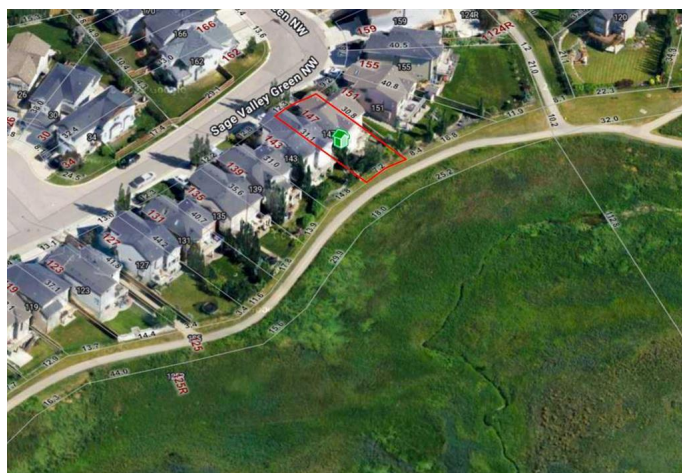
**\$838,800**

4 Bedroom, 4.00 Bathroom, 1,936 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Experience the perfect blend of nature and modern living in this stunning Sage Hill home that backs directly onto the ravine with an environmental reserve and walking trails. Imagine stepping out of your backyard to explore picturesque walking trails, tranquil green spaces, and the peaceful beauty of the lake — your very own nature retreat just steps from your door. Fully developed 2600+ sq ft, 4-bedroom, 3.5-bathroom home is designed for both relaxation and entertaining, with large south-facing windows that frame breathtaking views of the natural landscape. The open-concept main floor boasts rich hardwood flooring, a cozy gas fireplace in the living room, and a dining area surrounded by windows — a perfect setting to soak in the scenery while enjoying meals with family and friends. The kitchen is a chef's™ delight, featuring granite countertops, a spacious island with a breakfast bar, a walk-through pantry, and ample cabinetry. Upstairs, the vaulted ceiling in the bonus room adds grandeur, complete with a second gas fireplace for cozy evenings. The primary suite offers a private retreat with a large 4-piece ensuite, including an oversized soaker tub. The fully finished walk-out basement provides additional living space with a spacious 4th bedroom, full 4-piece bath, and a versatile recreation room. Step outside to a landscaped, fenced backyard where the back patio invites you to relax, entertain, or simply enjoy the tranquility of the environmental reserve — a



sanctuary in your own backyard. Located in a safe and family-friendly community, this home offers the ultimate blend of convenience and natural beauty. Drive just 5 minutes to Sage Hill Crossing for shopping, dining, and everyday essentials, or venture a little further to explore the vast network of parks, playgrounds, and recreational spaces. With Calgary International Airport just 15 minutes away and downtown Calgary under 30 minutes, youâ€™re perfectly positioned to enjoy both nature and city life. Discover a home where nature is your neighbour â€“ a rare opportunity in Sage Hill you donâ€™t want to miss!

Built in 2010

### Essential Information

MLS® #	A2219603
Price	\$838,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,936
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	147 Sage Valley Green Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0H8

## Amenities

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

## Interior

Interior Features	Granite Counters, High Ceilings, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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