

\$714,900 - 90 Sage Valley Road Nw, Calgary

MLS® #A2245148

\$714,900

3 Bedroom, 3.00 Bathroom, 1,831 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE THIS LONG WEEKEND - Aug 2-3 This SAT from 11am-1pm and Sun from 2pm-4pm! Welcome to this bright and spacious two-storey home in the heart of Sage Hill - a family-friendly neighbourhood with easy access to shopping, restaurants, parks, and major roads for a quick commute. This home has had some BIG TICKET UPGRADES, including a NEW ROOF, NEW SIDING, NEW GARAGE DOOR & MECHANISM, and a NEW WASHER, DRYER, and FRIDGE, so you can move in with peace of mind. This home also comes with a CENTRAL AIR CONDITIONER to keep you cool all summer long, and a landscaped yard that's easy to maintain and great for kids or pets. The main floor offers a warm and open layout with hardwood flooring and 9-foot ceilings. You're welcomed by a roomy front foyer that leads into a sunny living room with large windows and a cozy fireplace - perfect for relaxing. The kitchen has everything you need, including lots of cabinet space, granite countertops, a corner pantry, centre island, and even a built-in desk area for your laptop or homework spot. The dining area overlooks the landscaped backyard and opens onto a deck that's ready for summer BBQs and morning coffee. You'll also find a convenient mudroom/laundry room combo on the main floor, along with a 2-piece guest bath. Upstairs, there's a bright and open bonus room - ideal for movie nights, a home office, or play space. The large primary bedroom has a



walk-in closet and a 5-piece ensuite with double sinks, a soaker tub, and separate shower. Two more generous bedrooms and another full bathroom complete the upper level. Located just steps from walking paths, playgrounds, daycares, and schools, with Walmart, T&T Supermarket, and other conveniences nearby. Plus, it's only a 10-minute drive to Costco, making errands quick and convenient. With so many recent upgrades and a functional layout that works for everyday life, this is the perfect place to call home. Book a showing today and view our 3D Virtual iGuide Tour!

Built in 2011

Essential Information

MLS® #	A2245148
Price	\$714,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,831
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	90 Sage Valley Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0J3

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	4

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	5
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.