

\$664,900 - 43 Sage Valley Close Nw, Calgary

MLS® #A2235518

\$664,900

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® # | A2235518 |
| Price | \$664,900 |
| 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 | June 28th, 2025 |
| Days on Market | 1 |
| Zoning | R-G |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

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

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