

\$678,888 - 34 Sage Hill Lane Nw, Calgary

MLS® #A2260399

\$678,888

5 Bedroom, 4.00 Bathroom, 1,814 sqft
Residential on 0.06 Acres

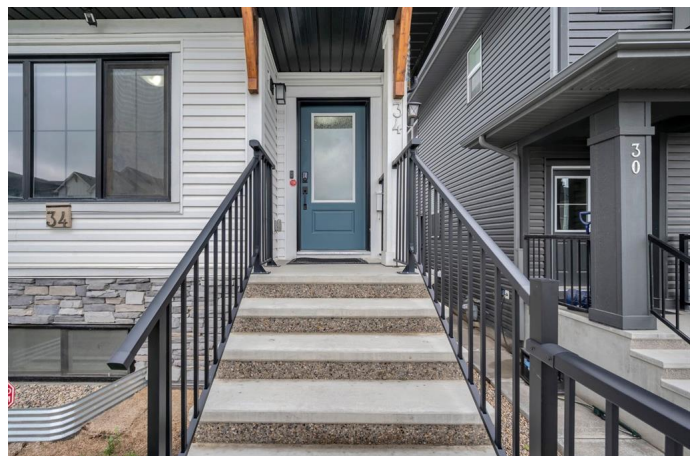
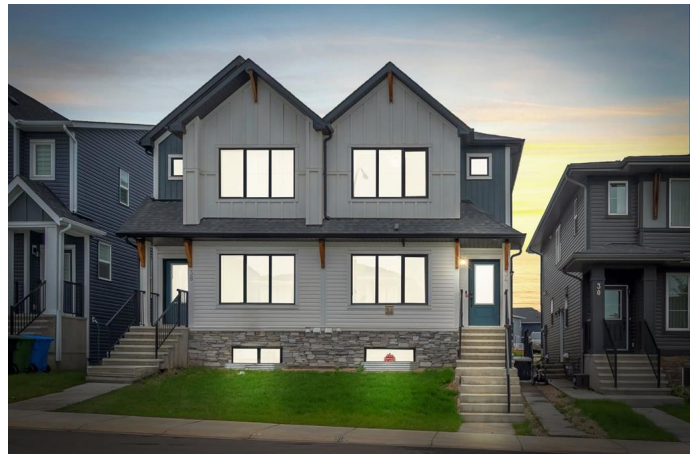
Sage Hill, Calgary, Alberta

Welcome to this stunning semi-detached home with a LEGAL BASEMENT SUITE in the highly sought-after, family-friendly community of Sage Hill. Built in 2023, this modern 2-storey property offers over 1,800 sq. ft. of well-planned living space, thoughtfully designed for both comfort and versatility. With 5 bedrooms, 3.5 bathrooms, and a double detached garage, this home is perfect for families or those looking for an excellent income-generating opportunity.

The main floor greets you with a spacious foyer and a versatile office space, leading into an open-concept living area filled with natural light. The chef-inspired kitchen features granite countertops, an oversized island, built-in refrigerator, gas cooktop, wall oven, and sleek modern cabinetry. The dining area flows seamlessly into the backyard, making it ideal for gatherings and entertaining. With 9-ft ceilings on both the main and upper levels, 8-ft doors, and oversized windows, the home feels bright, open, and inviting.

Upstairs, discover 3 well-sized bedrooms, including a luxurious primary suite with a tray ceiling, 5-piece ensuite with soaker tub and shower, double vanity, and a walk-in closet. A central loft/bonus room and convenient upper-floor laundry add to the functionality of the layout.

The fully developed LEGAL BASEMENT SUITE, complete with its own private entrance, offers 2 bedrooms, a full 4-piece bathroom, a well-equipped kitchen, a cozy living/game



area, and its own laundry – perfect for multi-generational living or as a mortgage helper.

Notable upgrades include motorized blinds, quartz/granite countertops throughout, laminate and tile flooring, built-in features, double vanities, multiple walk-in closets, and a concrete-paved driveway.

Situated on a 2,529 sq. ft. lot in one of NW Calgary’s fastest-growing neighborhoods, this home is close to parks, pathways, schools, shopping, and transit. Offering a rare blend of modern design, functionality, and legal suite potential, this property is truly move-in ready and a must-see.

Built in 2023

Essential Information

MLS® #	A2260399
Price	\$678,888
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,814
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	34 Sage Hill Lane Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2B3

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer, Window Coverings, Built-In Refrigerator, Oven-Built-In
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	51
Zoning	R-GM

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.