

\$679,900 - 160 Sage Valley Circle Nw, Calgary

MLS® #A2268170

\$679,900

4 Bedroom, 4.00 Bathroom, 1,545 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Open House: Saturday, November 15 and
Sunday, November 16 | 1 PM to 4 PM

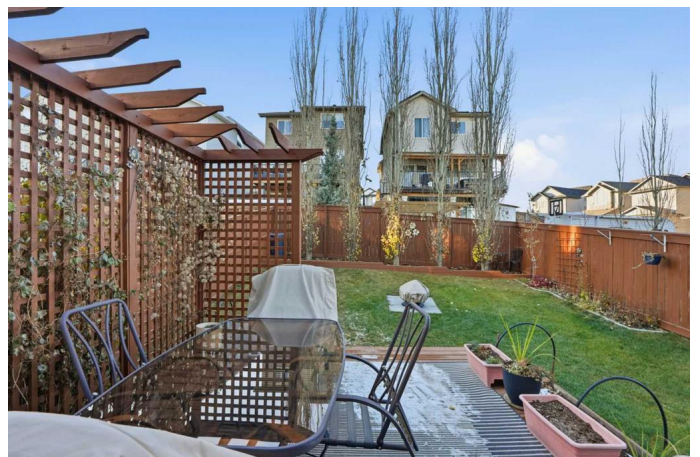
- Imagine living on a quiet Sage Hill street where every detail feels ready for you. This move in ready two storey combines flexible space, recent updates, and year round comfort with air conditioning and a finished basement.

Inside, the bright main floor features 9 ft ceilings, hardwood flooring, and a welcoming gas fireplace that anchors the open concept living and dining areas. A front office makes working from home easy, while the granite topped kitchen with island seating, corner pantry, and stainless appliances keeps everyday living simple and stylish.

Upstairs, three bedrooms include a relaxing primary suite with walk in closet and private ensuite, plus convenient upper laundry. The finished basement adds a fourth bedroom, full bath, and a spacious recreation area that is perfect for guests, teens, or a home gym.

Outside, enjoy a landscaped, fenced yard with deck, privacy screen, and a row of mature aspens that create a natural backdrop. With a drywalled double garage and proximity to parks, pathways, and shops, this home offers the ideal blend of practicality, comfort, and location.

Built in 2011



Essential Information

MLS® #	A2268170
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,545
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	160 Sage Valley Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Water Heater, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	10
Zoning	RG
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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