

# \$769,900 - 43 Sage Valley Green Nw, Calgary

MLS® #A2232649

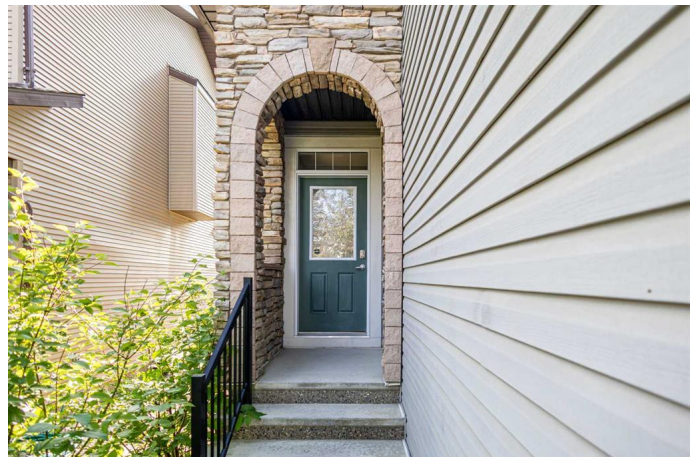
**\$769,900**

4 Bedroom, 4.00 Bathroom, 1,915 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Backs onto Green Path | Newly Renovated Kitchen | 4 Bedrooms | Fully Developed Basement. Nestled in a prime location backing onto a scenic pathway, this stunning fully developed home offers peace, style, and a west-facing backyardâ€”perfect for sunny summer gatherings with family and friends. Step inside to a bright, open-concept main floor featuring fully renovated kitchen with premium waterfall quartz island and backsplash, a spacious great room with a cozy gas fireplace, a sun-filled dining nook with patio doors to the deck, and a walk-through pantry for added convenience. A large front entrance foyer and a 2-piece powder room complete this level. Upstairs, unwind in the expansive bonus room with vaulted ceilings â€” ideal for movie nights or entertaining. The sunny vaulted-ceiling master bedroom comes with a walk-in closet and a spa-inspired 4-piece ensuite. Two additional generously sized bedrooms, a full bathroom, and a well-appointed laundry room with built-in cabinets and a soak sink complete the upper level. The 9-feet fully developed basement extends your living space with a large family room, a fourth bedroom, and another full bathroomâ€”ideal for guests or extended family. Additional highlights include: central A/C; brand new roof and gutter (2025); fully fenced west-facing backyard with deck, gas line, firepit, and gate to pathway; built-in sound system throughout the home; insulated and drywalled double garage with rough-in for



in-floor heating. Located in the family-friendly community of Sage Hillâ€”just minutes from shopping, restaurants, schools, and professional servicesâ€”with easy access to both Shaganappi and Stoney Trail. Donâ€™t miss out on this exceptional homeâ€”book your showing today!

Built in 2010

### Essential Information

MLS® #	A2232649
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,915
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	43 Sage Valley Green Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0H6

### Amenities

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

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Built-In Oven, Electric Cooktop, Range Hood
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Landscaped, Backs on to Park/Green Space, Dog Run Fenced In, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	39
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
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