

\$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 â€“ MOVE-IN READY with NO BIG EXPENSES COMING! Welcome to this beautifully upgraded 2-storey home in the highly sought-after community of Sage Hill, offering over 2,000 sq.ft. of thoughtfully designed living space that perfectly blends comfort, style, and functionality.

The main floor features a bright, open-concept layout with luxury vinyl plank flooring, a fully renovated modern kitchen with sleek cabinetry, upgraded quartz countertops, a brand-new kitchen faucet, stainless steel appliances, and a cozy natural gas fireplace. A convenient half bathroom and main floor laundry complete the space for everyday comfort.

Upstairs offers a spacious primary suite with a walk-in closet and 4-piece ensuite, two additional bedrooms, and a sun-filled bonus roomâ€”perfect for a home office or family lounge.

The newly developed basement is a true highlight, featuring a custom built-in home theatre, popcorn and drink bar, guest bedroom, and a gorgeous 5-piece bathroomâ€”ideal for movie nights or hosting guests.

Step outside to your fully fenced backyard, complete with a deck, storage shed, and a custom-built outdoor sauna for year-round enjoyment.

? Major Recent Upgrades â€“ Move In Without Worry:



Brand-new 2025 roof with Level 4
hail-resistant shingles – the highest grade for
storm protection
All new rain gutters and downspouts
Freshly repainted main floor
All new siding on the outdoor storage shed
Brand-new kitchen faucet
Newer tank water heater
6-stage reverse osmosis water filtration
system
Google Home smart lighting system
With all the big-ticket items already done, you
can move in stress-free without expecting any
major expenses for years to come.
Located minutes from parks, schools, Costco,
T&T, Walmart, Beacon Hill, Sage Hill
Crossing, and major routes like Stoney
Trail – this home offers the perfect mix of
convenience and peaceful suburban living.
Don't miss your chance – schedule a
private 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 | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, 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 | 56 |
| Zoning | R-G |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office Kirin Realty & Management Inc.

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