

\$874,900 - 43 Sage Valley Court Nw, Calgary

MLS® #A2247609

\$874,900

5 Bedroom, 4.00 Bathroom, 2,731 sqft

Residential on 0.12 Acres

Sage Hill, Calgary, Alberta

43 Sage Valley Court NW. An immaculately maintained and updated 2 Storey estate home in Sage Hill. Located in a quiet cul-de-sac and backing directly onto a large park! Boasting 3900 sq ft of living space and 5 bedrooms! All aspects of this home are larger & grander than average & this property is fully loaded with extras and upgrades. Multi-zone heating, central A/C, central vac, soaring over-height ceilings, arched doorways & custom doors throughout, real hardwood, & much more. Brand new (2025) exterior siding, trim, fascia, & roof shingles! Entire home freshly painted. Modern open plan sprawls though the main level with generously sized rooms. Giant 25'x24' heated garage, fully finished with epoxy floor. A very rare feature for the NW suburbs. Chef's inspired kitchen with updated deluxe stainless steel appliances, granite countertops, & stained real wood cabinetry. Large adjacent great room overlooking the park. Formal dining room & main floor office/study complete the main floor. Huge primary retreat upstairs with spa inspired ensuite bath & oversized walk-in closet. Fully developed down offering a 4th bedroom, 5th bedroom/gym/flex room, and ample space for your home theater & recreation room needs. Full length composite deck on the back of the home enjoying private, panoramic park views & sunny South exposure. For those hot summer days, an electric awning provides shade. A total package estate home in Calgary's NW, completely turnkey and ready



for your family!

Built in 2008

Essential Information

MLS® #	A2247609
Price	\$874,900
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,731
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	43 Sage Valley Court Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Oversized
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Natural Woodwork
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s)
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	5
Zoning	R-G

Listing Details

Listing Office	RE/MAX Complete Realty
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