

# \$699,900 - 19 Sage Valley Close Nw, Calgary

MLS® #A2263281

**\$699,900**

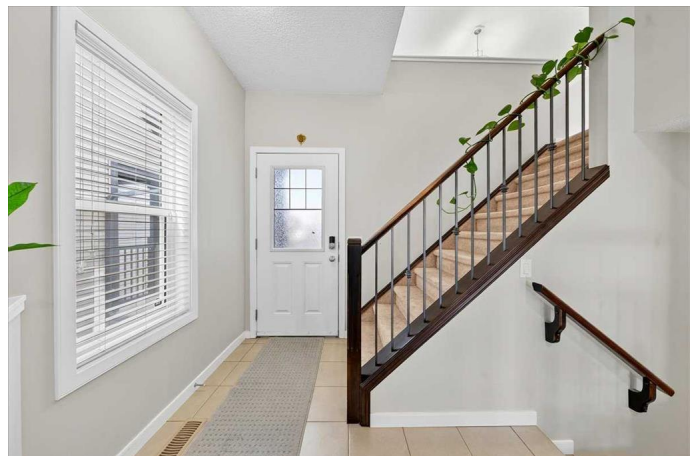
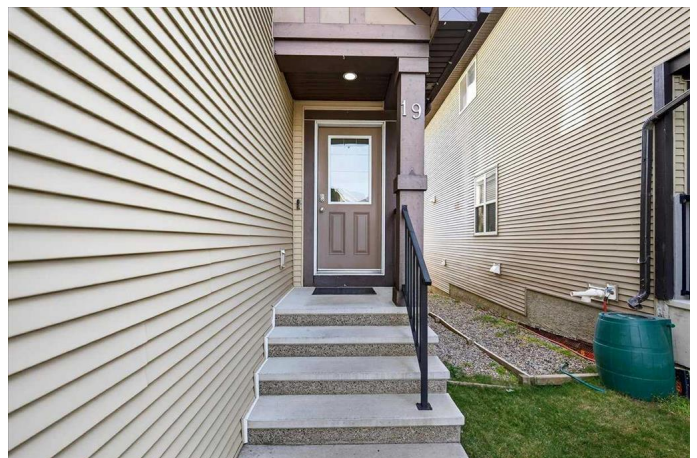
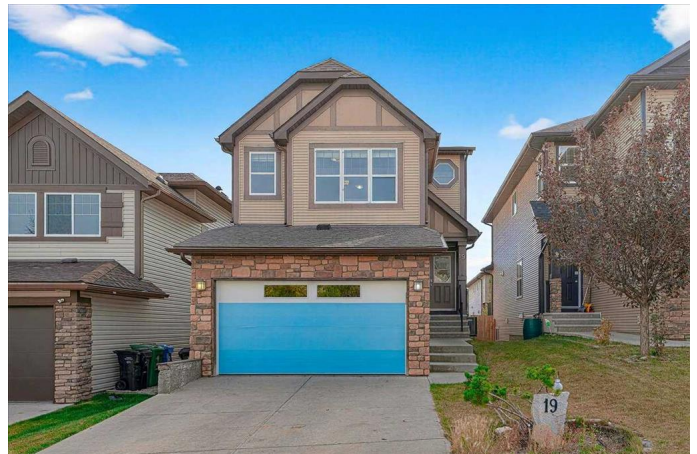
4 Bedroom, 4.00 Bathroom, 1,764 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Immaculate Family Home in Sage Valley | 4 Beds | 3.5 Baths | Upper-Level Laundry | Over 2,440 SQ.FT of Living Space

Welcome to 19 Sage Valley Close NW â€” a beautifully maintained home, offering over 2,440 SQ.FT of total developed living space in the sought-after community of Sage Hill. This bright and open-concept home features hardwood flooring throughout the main level, a stylish kitchen with granite countertops, stainless steel appliances, a spacious island, and a large walk-in pantry. The adjoining dining and living areas are perfect for entertaining, complete with a cozy gas fireplace and easy access to a fully landscaped backyard with a two-tier deckâ€”ideal for relaxing or hosting guests for a BBQ parties. Upstairs, youâ€™ll find a spacious bonus room with vaulted ceilings, three generously sized bedrooms, and two full bathrooms. The upper level also includes a convenient laundry room, adding function and ease to your daily routine. The primary retreat features a walk-in closet and a private en-suite, while a secondary bedroom also offers its own walk-in closet. The fully finished basement is bright and welcoming, with oversized above-grade windows, a large rec/living area, a fourth bedroom, and a full bathroomâ€”perfect for guests or extended family. Additional upgrades include 9-foot ceilings in the basement, granite countertops in all bathrooms, and modern staircase



railings. New roof Sep 2025. Located close to major roads, top-rated schools, parks, and shopping centers, this home blends comfort, style, and convenience.  
Don't miss out! schedule your private showing today! Rest of the insurance work will be completed soon.

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263281    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,764       |
| Acres          | 0.08        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 19 Sage Valley Close Nw |
| Subdivision | Sage Hill               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R0E1                  |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | None                               |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

**Interior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings              |
| Heating           | Forced Air                                                                                                   |
| Cooling           | Central Air                                                                                                  |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas                                                                                                          |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full                                                                                               |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | BBQ gas line                                    |
| Lot Description   | Back Yard, Landscaped, Level, Rectangular Lot   |
| Roof              | Asphalt                                         |
| Construction      | Concrete, Post & Beam, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 6                 |
| Zoning         | R-G               |
| HOA Fees       | 105               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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