$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 â€" 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 Trailâ€"this home offers the perfect mix of convenience and peaceful suburban living.
Donâ€™t miss your chanceâ€"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	75
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office   Kirin Realty & Management Inc.