

\$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 | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Bar Fridge, 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 | Vinyl Siding, Wood Frame, Stone |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 28th, 2025 |
| Days on Market | 28 |
| Zoning | R-G |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office Kirin Realty & Management Inc.

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