

\$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

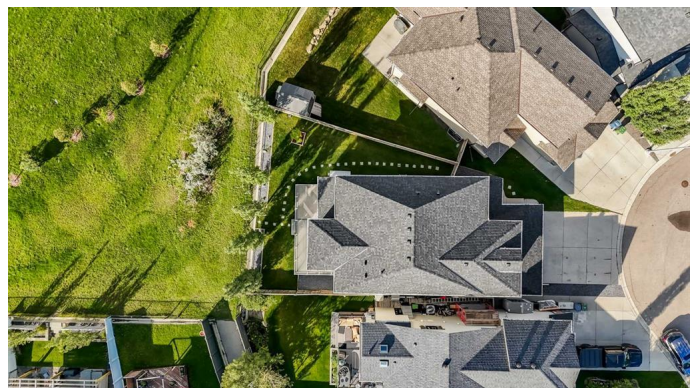
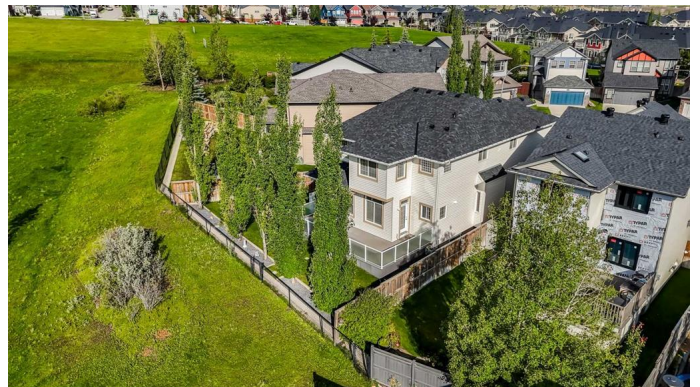
Sage Hill, Calgary, Alberta

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	30
Zoning	R-G

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.