

\$638,888 - 43 Sage Hill Lane Nw, Calgary

MLS® #A2202338

\$638,888

3 Bedroom, 3.00 Bathroom, 1,609 sqft
Residential on 0.01 Acres

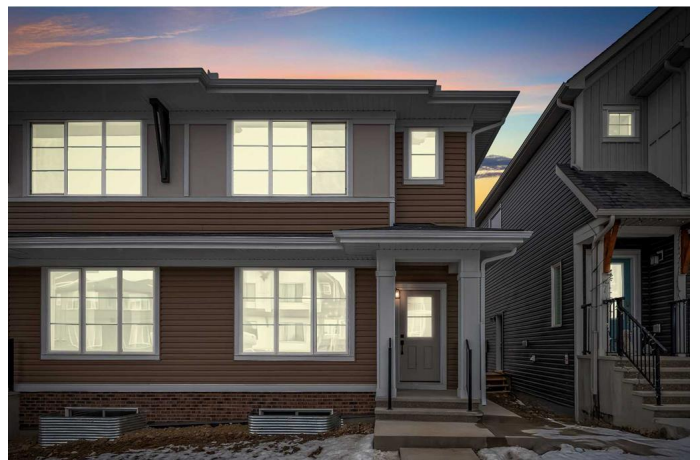
Sage Hill, Calgary, Alberta

Welcome to 43 Sage Hill Lane NW, a brand-new 2024-built semi-detached home in the sought-after community of Sage Hill. This modern duplex offers 1,608 square feet of functional living space spread across two levels, making it an ideal choice for families or professionals seeking a blend of style and comfort. The main floor features an open-concept design with a spacious living room, a bright dining area, and a well-equipped kitchen boasting a double vanity, stainless steel appliances, an electric stove, a microwave, and a refrigerator. Additionally, the main floor includes a versatile office space and a convenient two-piece bathroom.

The upper level is thoughtfully designed to cater to your family's needs. The primary bedroom is a serene retreat with a private five-piece ensuite bathroom and ample closet space. Two additional bedrooms, a cozy family room, and a four-piece bathroom complete this level, providing plenty of room for everyone to enjoy.

The full unfinished basement with a separate entrance offers endless potential, whether you envision additional living space, a home gym. The home is situated on a 2,475-square-foot lot with easy access to nearby parks, shopping, and other community amenities.

This is your chance to own a beautifully crafted



home in a growing neighborhood. Schedule your private showing today!

Built in 2024

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2202338 |
| Price | \$638,888 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,609 |
| Acres | 0.01 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 43 Sage Hill Lane Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 2B3 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Separate Entrance |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Lot Description | Other |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 35 |
| Zoning | R-Gm |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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