

# \$699,000 - 43 Sage Valley Close Nw, Calgary

MLS® #A2211904

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,529 sqft

Residential on 0.01 Acres

Sage Hill, Calgary, Alberta

**VACANT & EASY TO SHOW – MOVE-IN READY!**

Discover this beautifully updated 2-storey home in the desirable community of Sage Hill, offering over 2,000 sq.ft. of total living space designed for comfort and functionality.

The main floor features a bright open-concept layout with luxury vinyl plank flooring, a fully renovated contemporary kitchen with modern cabinetry, upgraded countertops, stainless steel appliances, a cozy natural gas fireplace, convenient half bath, and main floor laundry. Upstairs, you'll find a spacious primary bedroom complete with a 4-piece ensuite and walk-in closet, two additional bedrooms, and a sunny bonus room perfect for relaxing or working from home.

The newer developed basement is a true retreat, boasting a custom built-in home theatre, popcorn and drink bar, a guest bedroom, and a stunning 5-piece full bathroom – ideal for movie nights and hosting guests.

Step outside to enjoy the fully fenced yard featuring a deck, storage shed, and a custom-built outdoor sauna for year-round relaxation.

Additional upgrades include a Google Home smart lighting system, new roof (2025, Level 4 prevention the highest roof upgrade), new rain gutters and downspouts, newer tank water heater, and 6-stage RO water filtration system. Located near parks, schools, and all major amenities including Costco, Beacon Hill, and



Sage Hill shopping centres.  
Don't miss this opportunityâ€”book your  
showing today!

Built in 2008

### Essential Information

MLS® #	A2211904
Price	\$699,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,529
Acres	0.01
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, Water Purifier, Window Coverings
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	April 15th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Kirin Realty & Management Inc.
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