

# \$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	56
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Kirin Realty & Management Inc.

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