

# \$659,900 - 135 Sage Valley Circle Nw, Calgary

MLS® #A2245533

**\$659,900**

3 Bedroom, 4.00 Bathroom, 1,661 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

\*\*\*OPEN HOUSE 1-3 PM AUGUST 9\*\*\*

Welcome to this beautifully well maintained home, built in 2008 and thoughtfully designed for comfort, style, and functionality across three fully finished levels. Upstairs features 3 spacious bedrooms, while the basement offers a rec room with full bathroom. Step inside to a bright and open foyer with soaring 9' ceilings and an abundance of natural light. The main level showcases warm-toned flooring and an open-concept layout that flows effortlessly into a generous living area. The chef's kitchen is a showstopper with oak cabinetry, granite countertops throughout, stainless steel appliances and a spacious dining area that's perfect for entertaining. Upstairs, a central bonus room that offers the perfect space for a media room or kids' play area. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room complete the upper level. The luxurious primary suite includes a large walk-in closet. Additional features include a double attached garage and a fantastic location—just steps to parks, transit, and local amenities.

Built in 2008

## Essential Information

MLS® # A2245533

Price \$659,900

Bedrooms 3



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,661
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	135 Sage Valley Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0E9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot

Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 3rd, 2025
Days on Market	8
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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