

# \$688,888 - 34 Sage Hill Lane Nw, Calgary

MLS® #A2260399

**\$688,888**

5 Bedroom, 4.00 Bathroom, 1,814 sqft  
Residential on 0.06 Acres

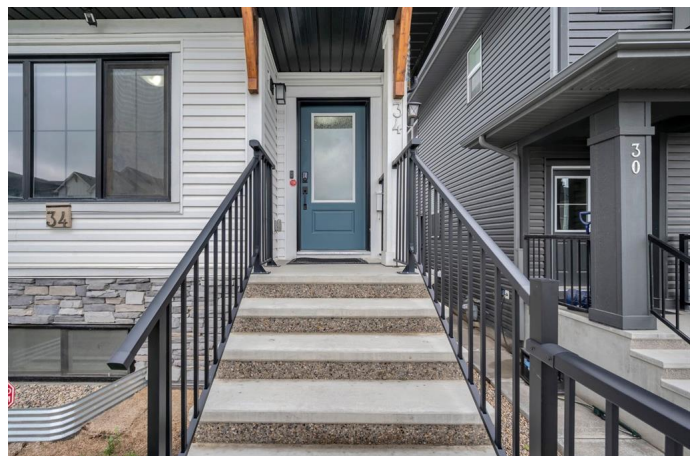
Sage Hill, Calgary, Alberta

Welcome to this stunning semi-detached home with a LEGAL BASEMENT SUITE in the highly sought-after, family-friendly community of Sage Hill. Built in 2023, this modern 2-storey property offers over 1,800 sq. ft. of well-planned living space, thoughtfully designed for both comfort and versatility. With 5 bedrooms, 3.5 bathrooms, and a double detached garage, this home is perfect for families or those looking for an excellent income-generating opportunity.

The main floor greets you with a spacious foyer and a versatile office space, leading into an open-concept living area filled with natural light. The chef-inspired kitchen features granite countertops, an oversized island, built-in refrigerator, gas cooktop, wall oven, and sleek modern cabinetry. The dining area flows seamlessly into the backyard, making it ideal for gatherings and entertaining. With 9-ft ceilings on both the main and upper levels, 8-ft doors, and oversized windows, the home feels bright, open, and inviting.

Upstairs, discover 3 well-sized bedrooms, including a luxurious primary suite with a tray ceiling, 5-piece ensuite with soaker tub and shower, double vanity, and a walk-in closet. A central loft/bonus room and convenient upper-floor laundry add to the functionality of the layout.

The fully developed LEGAL BASEMENT SUITE, complete with its own private entrance, offers 2 bedrooms, a full 4-piece bathroom, a well-equipped kitchen, a cozy living/game



area, and its own laundry – perfect for multi-generational living or as a mortgage helper.

Notable upgrades include motorized blinds, quartz/granite countertops throughout, laminate and tile flooring, built-in features, double vanities, multiple walk-in closets, and a concrete-paved driveway.

Situated on a 2,529 sq. ft. lot in one of NW Calgary’s fastest-growing neighborhoods, this home is close to parks, pathways, schools, shopping, and transit. Offering a rare blend of modern design, functionality, and legal suite potential, this property is truly move-in ready and a must-see.

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2260399               |
| Price          | \$688,888              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,814                  |
| Acres          | 0.06                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 34 Sage Hill Lane Nw |
| Subdivision | Sage Hill            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 2B3              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wood Windows |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Washer/Dryer, Window Coverings                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                                                                                  |

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 13                   |
| Zoning         | R-GM                 |

## Listing Details

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

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