

# \$714,900 - 200 Sage Valley Circle Nw, Calgary

MLS® #A2203143

**\$714,900**

3 Bedroom, 4.00 Bathroom, 1,907 sqft  
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

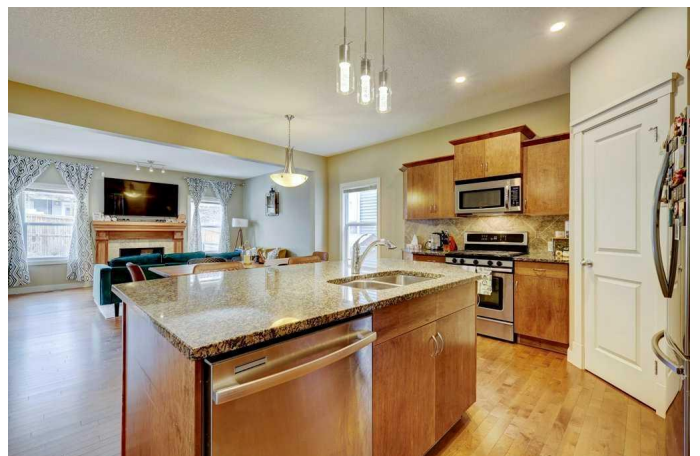
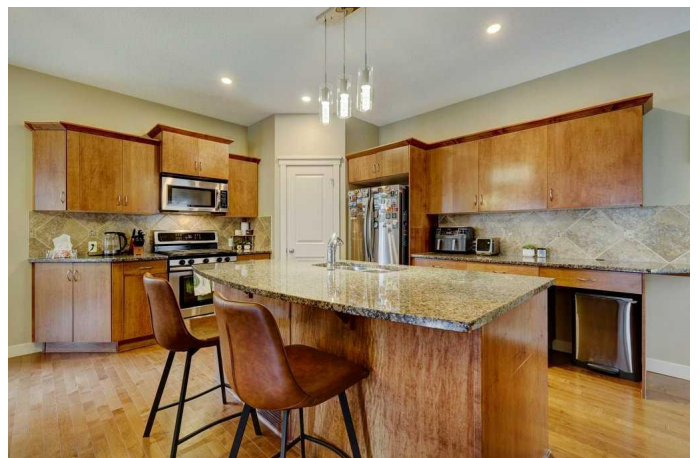
\*\*\* OPEN HOUSE Saturday >> March 29 >>  
2:00 PM - 4:00 PM \*\*\*

Steal The Deal! Lowest Priced Detached  
Home in Sage Hill!!

This stunning, fully developed two-story family home, built by Sterling Homes in 2009, is located in the peaceful Sage Hill community. With a fantastic layout, double attached garage, and sunny west-facing backyard, this home is perfect for family living. Just minutes from Sage Hill Plaza, Costco, CrossIron Mills, grocery stores, gas stations, and childcare centers—all within a 5-10 minute drive.

Open Floor Plan: The main floor features a spacious open-concept design, where the kitchen, living, and dining areas flow seamlessly, creating a bright, welcoming atmosphere. The luxury kitchen includes high-end appliances, custom cabinetry, a large island, stainless steel appliances, and a walk-in pantry. The adjacent dining area fits large groups, while the cozy great room, with a gas fireplace, overlooks the backyard.

Upstairs, you'll find three spacious bedrooms, a laundry room, and a generous bonus room with endless possibilities. The primary bedroom offers a walk-in closet and a spa-like ensuite with a soaking tub, rainfall shower, and dual vanities, creating your own private retreat.



The finished basement is perfect for playtime, entertaining, or relaxing, with a large family/rec room, built-in storage, a wine storage cabinet, and a bar fridge. It also features a three-piece bath. Additional storage is available throughout the home, including the well-organized garage, which fits two cars and includes shelves for tools and other essentials.

Energy-efficient appliances help lower utility bills, while built-in storage throughout keeps clutter under control. Recent updates include a high-efficiency furnace and hot water tank installed in 2022, a new roof installed in 2024, and a new garage door installed in 2025—ensuring peace of mind and long-term savings.

The spacious backyard features a large deck, ideal for summer BBQs and outdoor gatherings. With a railing and gas outlet for your BBQ, there's also room for a gazebo or extra seating.

Walking distance to Sage Hill Lake and a large playground with a seasonal skating rink, baseball and football fields, and walking/cycling paths. The bus stop is nearby, and school buses pick up children just two minutes from the house. This quiet, family-friendly neighborhood offers peace and tranquility, with no traffic or pet noise.

Inside, the bedrooms are spacious, and the common areas offer room for a home office setup. The garage is practical and well-maintained. This beautiful home is a rare find with exceptional features and a great location. It won't last long—call your favourite REALTOR® today for a private showing!

Built in 2009

## Essential Information

MLS® #	A2203143
Price	\$714,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,907
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	200 Sage Valley Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E7

## Amenities

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

## Interior

Interior Features	Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s), Soaking Tub
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Tile, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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