$880,000 - 32 Sage Valley Road Nw, Calgary

MLS® #A2204956

$880,000

5 Bedroom, 4.00 Bathroom, 2,233 sqft
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE SATURDAY (March 29) 1:00-4:00PM. This beautifully appointed Sterling Homes-built 2-storey residence with a walkout basement is a perfect blend of luxury, functionality, and versatility, situated in a highly sought-after neighborhood. Boasting over 3,000 sq. ft. of developed space, this fully upgraded home features 4 spacious bedrooms upstairs, a central bonus room, and the convenience of upper-floor laundry. Walkout basement with Separate entrances offer ultimate privacy between the basement & upper levels making it an ideal mortgage helper or extended space for multi-generational living. Inside this luxurious home is the perfect combination of style and function with high-end upgrades including CENTRAL AIR CONDITIONING, Central Vacuum System and lots of south facing windows. The private foyer leads to a front FLEX ROOM perfect for a home office or tucked away kid's play space. The chef's dream kitchen is equipped with white cabinetry, a large island, stainless steel appliances with a gas stove, and a walk-through pantry, making grocery unloading a breeze. The open-concept living and dining area is perfect for entertaining, with a gas fireplace creating a warm ambiance, while patio sliders lead to a large deck with stairs to the backyard, allowing for an effortless indoor-outdoor lifestyle bathed in east and south sunlight. Upstairs, the bonus room overlooks the park, providing a great family

gathering space. The primary suite is a private oasis featuring a lavish 5-piece ensuite with a soaker tub, glass-enclosed shower, dual sinks, and a spacious walk-in closet. Three additional bedrooms, all well-sized, share a 4-piece main bathroom. The fully developed walkout basement includes a 1-bedroom, 1-bathroom suite with a bright, open layout, perfect for extended family or rental opportunities. The oversized garage offers ample room for vehicles and storage, while the fenced backyard with a concrete walkway provides direct access to a nearby playground, making it perfect for families. Nestled in a vibrant community with scenic ponds, tranquil pathways, parks, big-box stores, restaurants, and all essential amenities nearby, this exceptional home offers an unparalleled living experienceâ€"a must-see for those seeking comfort, convenience, and style!

Built in 2011

Essential Information

MLS® #	A2204956
Price	$880,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,233
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	32 Sage Valley Road Nw
Subdivision	Sage Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0J4

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Playground
Lot Description	Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 23rd, 2025
Days on Market	9
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office   TrustPro Realty