



**GRASSROOTS**  
REALTY GROUP

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**43 Sage Valley Close NW**  
**Calgary, Alberta**

**MLS # A2235518**



**\$664,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,529 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Dry Bar, Sauna		

**Inclusions:** Sauna room on deck

VACANT & EASY TO SHOW & MOVE-IN READY! Discover this beautifully updated 2-storey home in the desirable community of Sage Hill, offering over 2,000 sq.ft. of total living space designed for comfort and functionality. The main floor features a bright open-concept layout with luxury vinyl plank flooring, a fully renovated contemporary kitchen with modern cabinetry, upgraded countertops, stainless steel appliances, a cozy natural gas fireplace, convenient half bath, and main floor laundry. Upstairs, you'll find a spacious primary bedroom complete with a 4-piece ensuite and walk-in closet, two additional bedrooms, and a sunny bonus room perfect for relaxing or working from home. The newer developed basement is a true retreat, boasting a custom built-in home theatre, popcorn and drink bar, a guest bedroom, and a stunning 5-piece full bathroom—ideal for movie nights and hosting guests. Step outside to enjoy the fully fenced yard featuring a deck, storage shed, and a custom-built outdoor sauna for year-round relaxation. Additional upgrades include a Google Home smart lighting system, new roof (2025, Level 4 prevention the highest roof upgrade), new rain gutters and downspouts, newer tank water heater, and 6-stage RO water filtration system. Located near parks, schools, and all major amenities including Costco, Beacon Hill, and Sage Hill shopping centres. Don't miss this opportunity—book your showing today!