



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

43 Sage Valley Close NW
Calgary, Alberta

MLS # A2211904



\$679,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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!