



43 Sage Valley Close NW, Calgary, Alberta - \$664,900



Main Photo

Property Description

VACANT & EASY TO SHOW - MOVE-IN READY with NO BIG EXPENSES COMING!

Welcome to this beautifully upgraded 2-storey home in the highly sought-after community of Sage Hill, offering over 2,000 sq.ft. of thoughtfully designed living space that perfectly blends comfort, style, and functionality.

The main floor features a bright, open-concept layout with luxury vinyl plank flooring, a fully renovated modern kitchen with sleek cabinetry, upgraded quartz countertops, a brand-new kitchen faucet, stainless steel appliances, and a cozy natural gas fireplace. A convenient half bathroom and main floor laundry complete the space for everyday comfort.

Upstairs offers a spacious primary suite with a walk-in closet and 4-piece ensuite, two additional bedrooms, and a sun-filled bonus room—perfect for a home office or family lounge.

The newly developed basement is a true highlight, featuring a custom built-in home theatre, popcorn and

drink bar, guest bedroom, and a gorgeous 5-piece bathroom—ideal for movie nights or hosting guests. Step outside to your fully fenced backyard, complete with a deck, storage shed, and a custom-built outdoor sauna for year-round enjoyment.

? Major Recent Upgrades – Move In Without Worry:

Brand-new 2025 roof with Level 4 hail-resistant shingles – the highest grade for storm protection

All new rain gutters and downspouts

Freshly repainted main floor

All new siding on the outdoor storage shed

Brand-new kitchen faucet

Newer tank water heater

6-stage reverse osmosis water filtration system

Google Home smart lighting system

With all the big-ticket items already done, you can move in stress-free without expecting any major expenses for years to come.

Located minutes from parks, schools, Costco, T&T, Walmart, Beacon Hill, Sage Hill Crossing, and major routes like Stoney Trail—this home offers the perfect mix of convenience and peaceful suburban living. Don't miss your chance—schedule a private showing today!

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