

\$769,900 - 43 Sage Valley Green Nw, Calgary

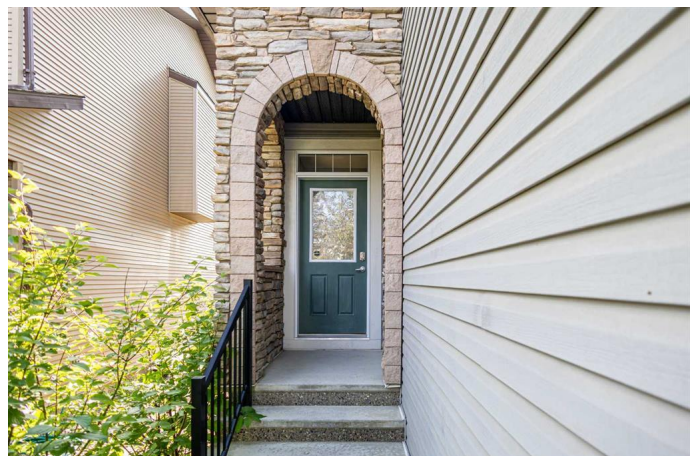
MLS® #A2232649

\$769,900

4 Bedroom, 4.00 Bathroom, 1,915 sqft
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Backs onto Green Path | Newly Renovated Kitchen | 4 Bedrooms | Fully Developed Basement. Nestled in a prime location backing onto a scenic pathway, this stunning fully developed home offers peace, style, and a west-facing backyard—perfect for sunny summer gatherings with family and friends. Step inside to a bright, open-concept main floor featuring fully renovated kitchen with premium waterfall quartz island and backsplash, a spacious great room with a cozy gas fireplace, a sun-filled dining nook with patio doors to the deck, and a walk-through pantry for added convenience. A large front entrance foyer and a 2-piece powder room complete this level. Upstairs, unwind in the expansive bonus room with vaulted ceilings—ideal for movie nights or entertaining. The sunny vaulted-ceiling master bedroom comes with a walk-in closet and a spa-inspired 4-piece ensuite. Two additional generously sized bedrooms, a full bathroom, and a well-appointed laundry room with built-in cabinets and a soak sink complete the upper level. The 9-foot fully developed basement extends your living space with a large family room, a fourth bedroom, and another full bathroom—ideal for guests or extended family. Additional highlights include: central A/C; brand new roof and gutter (2025); fully fenced west-facing backyard with deck, gas line, firepit, and gate to pathway; built-in sound system throughout the home; insulated and drywalled double garage with rough-in for



in-floor heating. Located in the family-friendly community of Sage Hill—just minutes from shopping, restaurants, schools, and professional services—with easy access to both Shaganappi and Stoney Trail. Don't miss out on this exceptional home—book your showing today!

Built in 2010

Essential Information

MLS® #	A2232649
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,915
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	43 Sage Valley Green Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0H6

Amenities

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

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Built-In Oven, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	44
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.