

\$714,900 - 200 Sage Valley Circle Nw, Calgary

MLS® #A2203143

\$714,900

3 Bedroom, 4.00 Bathroom, 1,907 sqft
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

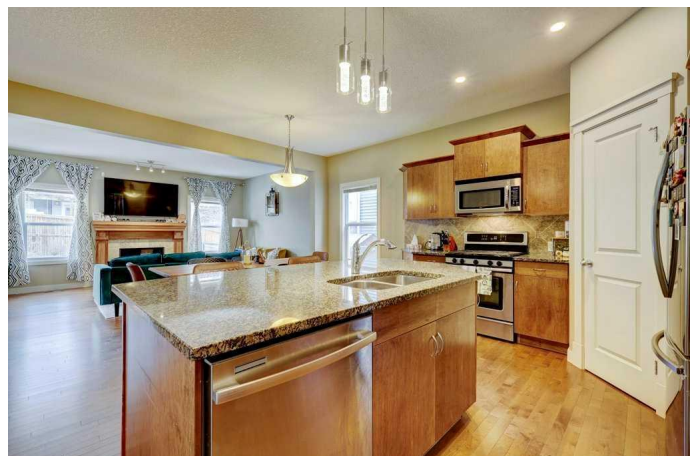
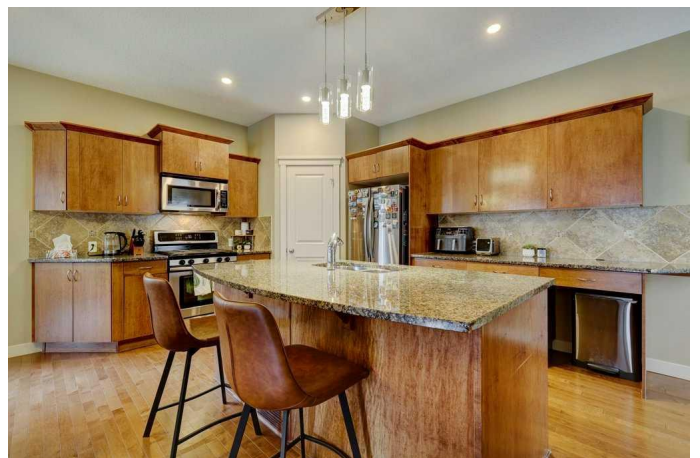
*** OPEN HOUSE Saturday >> March 29 >>
2:00 PM - 4:00 PM ***

Steal The Deal! Lowest Priced Detached
Home in Sage Hill!!

This stunning, fully developed two-story family home, built by Sterling Homes in 2009, is located in the peaceful Sage Hill community. With a fantastic layout, double attached garage, and sunny west-facing backyard, this home is perfect for family living. Just minutes from Sage Hill Plaza, Costco, CrossIron Mills, grocery stores, gas stations, and childcare centers—all within a 5-10 minute drive.

Open Floor Plan: The main floor features a spacious open-concept design, where the kitchen, living, and dining areas flow seamlessly, creating a bright, welcoming atmosphere. The luxury kitchen includes high-end appliances, custom cabinetry, a large island, stainless steel appliances, and a walk-in pantry. The adjacent dining area fits large groups, while the cozy great room, with a gas fireplace, overlooks the backyard.

Upstairs, you'll find three spacious bedrooms, a laundry room, and a generous bonus room with endless possibilities. The primary bedroom offers a walk-in closet and a spa-like ensuite with a soaking tub, rainfall shower, and dual vanities, creating your own private retreat.



The finished basement is perfect for playtime, entertaining, or relaxing, with a large family/rec room, built-in storage, a wine storage cabinet, and a bar fridge. It also features a three-piece bath. Additional storage is available throughout the home, including the well-organized garage, which fits two cars and includes shelves for tools and other essentials.

Energy-efficient appliances help lower utility bills, while built-in storage throughout keeps clutter under control. Recent updates include a high-efficiency furnace and hot water tank installed in 2022, a new roof installed in 2024, and a new garage door installed in 2025—ensuring peace of mind and long-term savings.

The spacious backyard features a large deck, ideal for summer BBQs and outdoor gatherings. With a railing and gas outlet for your BBQ, there's also room for a gazebo or extra seating.

Walking distance to Sage Hill Lake and a large playground with a seasonal skating rink, baseball and football fields, and walking/cycling paths. The bus stop is nearby, and school buses pick up children just two minutes from the house. This quiet, family-friendly neighborhood offers peace and tranquility, with no traffic or pet noise.

Inside, the bedrooms are spacious, and the common areas offer room for a home office setup. The garage is practical and well-maintained. This beautiful home is a rare find with exceptional features and a great location. It won't last long—call your favourite REALTOR® today for a private showing!

Built in 2009

Essential Information

MLS® #	A2203143
Price	\$714,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,907
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	200 Sage Valley Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E7

Amenities

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

Interior

Interior Features	Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	18
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.