

# \$625,000 - 3 Sage Valley Court Nw, Calgary

MLS® #A2202794

**\$625,000**

2 Bedroom, 2.00 Bathroom, 1,099 sqft  
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome home to this RARE BUNGALOW in an EXCEPTIONAL LOCATION! Thoughtfully designed for easy, main-floor living, this well-loved home is perfect for those looking to downsize without sacrificing comfort or style. Featuring \$10,000 in recent landscaping renovations, a covered awning on the back deck, and HARDWOOD floors throughout the main level, this home offers low-maintenance luxury in a quiet, desirable neighborhood. Step inside to discover a bright and open floor plan with 2 BEDROOMS, 2 BATHROOMS, UPPER FLOOR Laundry, and AIR CONDITIONING. The spacious living room is enhanced by a cozy GAS FIREPLACE, and expansive windows that flood the space with natural light. The kitchen is a true chef's delight, featuring built-in appliances, GRANITE countertops, a generous center island, and a large pantry—perfect for entertaining. The dining room flows seamlessly onto the newly enhanced back deck, where you can relax under the covered awning and take in your beautifully landscaped yard—ideal for enjoying peaceful mornings or hosting friends and family. The primary suite is a private retreat, complete with a walk-in closet and an ensuite featuring a DOUBLE VANITY, a large soaking tub, and a separate shower. Downstairs, the fully finished basement offers even more space, with a large family room featuring a second fireplace, an oversized bedroom, a full bathroom, and a versatile rec or media room—perfect for guests or



hobbies. For added convenience, this home also includes a double attached garage, providing secure parking and extra storage. This home has been meticulously maintained, and pride of ownership shines throughout.

Built in 2010

### **Essential Information**

MLS® #	A2202794
Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,099
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3 Sage Valley Court Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E8

### **Amenities**

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

### **Interior**

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer, Window Coverings, Gas Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	4
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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