

\$638,888 - 43 Sage Hill Lane Nw, Calgary

MLS® #A2202338

\$638,888

3 Bedroom, 3.00 Bathroom, 1,609 sqft

Residential on 0.01 Acres

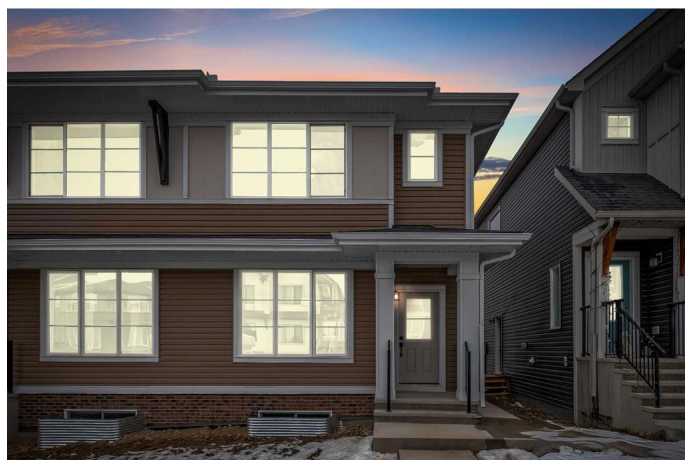
Sage Hill, Calgary, Alberta

Welcome to 43 Sage Hill Lane NW, a brand-new 2024-built semi-detached home in the sought-after community of Sage Hill. This modern duplex offers 1,608 square feet of functional living space spread across two levels, making it an ideal choice for families or professionals seeking a blend of style and comfort. The main floor features an open-concept design with a spacious living room, a bright dining area, and a well-equipped kitchen boasting a double vanity, stainless steel appliances, an electric stove, a microwave, and a refrigerator. Additionally, the main floor includes a versatile office space and a convenient two-piece bathroom.

The upper level is thoughtfully designed to cater to your family's needs. The primary bedroom is a serene retreat with a private five-piece ensuite bathroom and ample closet space. Two additional bedrooms, a cozy family room, and a four-piece bathroom complete this level, providing plenty of room for everyone to enjoy.

The full unfinished basement with a separate entrance offers endless potential, whether you envision additional living space, a home gym. The home is situated on a 2,475-square-foot lot with easy access to nearby parks, shopping, and other community amenities.

This is your chance to own a beautifully crafted



home in a growing neighborhood. Schedule your private showing today!

Built in 2024

Essential Information

MLS® #	A2202338
Price	\$638,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.01
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	43 Sage Hill Lane Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2B3

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Double Vanity, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	34
Zoning	R-Gm

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.