\$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 centersâ€"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 2025â€"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 longâ€"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

Postal Code 13R 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 21

Zoning R-G

HOA Fees 105

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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