

# \$669,000 - 49 Sage Valley Manor Nw, Calgary

MLS® #A2235458

**\$669,000**

3 Bedroom, 3.00 Bathroom, 1,689 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Nestled on a quiet, family-friendly street in the sought-after community of Sage Hill, this meticulously maintained two-storey home offers thoughtfully designed living space that blends comfort, style, and function. From the moment you step inside, you'll notice the elegant finishes that make this home truly move-in ready. The open-concept main floor welcomes you with neat, low-maintenance flooring and several southeast-facing windows that flood the space with natural light. The spacious living room features a cozy gas fireplace—perfect for relaxing evenings—and flows seamlessly into the dining area and kitchen. The well-maintained kitchen boasts a central island with bar seating, sleek black appliances, and a handy pantry. Step outside to your sunny, southeast-facing backyard, where a two-tiered deck and beautifully landscaped yard create a private outdoor oasis, ideal for barbecues, gatherings, or simply enjoying Calgary's summer sunsets. A discreetly tucked-away main-floor laundry area, combined with a convenient half bathroom, adds to the home's everyday functionality. Upstairs, you'll find a bright and versatile bonus room—perfect as a family lounge, home office, or playroom—along with three generously sized bedrooms. The primary suite is a private retreat, featuring a well-proportioned walk-in closet and a 4-piece ensuite with a relaxing soaker tub. Two additional bedrooms, both offering ample



space, share a well-appointed full bathroom. The undeveloped basement offers a blank canvas for your future plans—whether it's a home gym, media room, guest suite, or additional bedroom, the possibilities are endless. Located just minutes from Sage Hill Crossing, T&T Supermarket, Costco, Walmart, Co-op, schools, parks, and major routes like Stoney Trail and Shaganappi Trail, this home combines everyday convenience with peaceful suburban living. Whether you're upsizing, right-sizing, or investing for the future, this is a rare opportunity to own a stylish, well-cared-for home in one of NW Calgary's most desirable communities.

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235458    |
| Price          | \$669,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,689       |
| Acres          | 0.09        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 49 Sage Valley Manor Nw |
| Subdivision | Sage Hill               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 0E6                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Fireplace(s), Forced Air                                            |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas                                                                 |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Unfinished                                                    |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Other                                     |
| Lot Description   | Rectangular Lot                           |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 29             |
| Zoning         | R-G            |

## Listing Details

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | Everest Realty and Property Management Corp. |
|----------------|----------------------------------------------|

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