

# \$699,900 - 19 Sage Valley Close Nw, Calgary

MLS® #A2263281

**\$699,900**

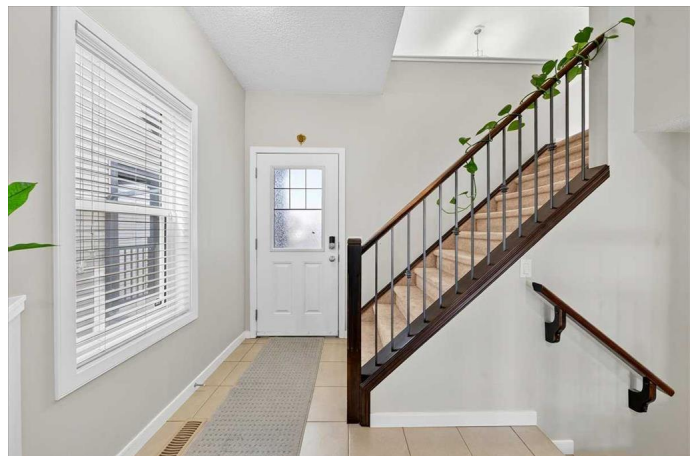
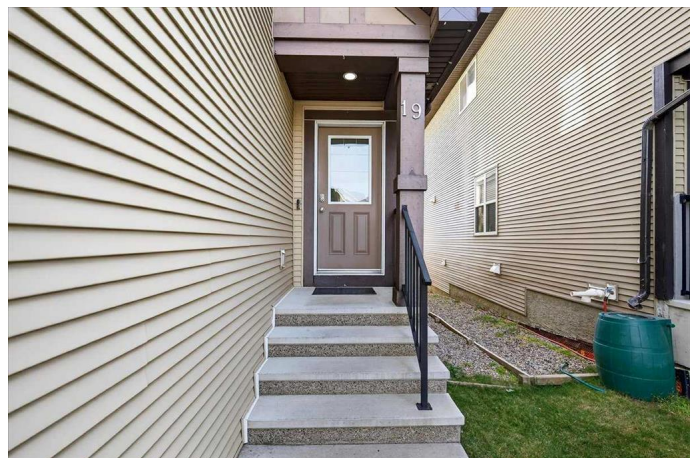
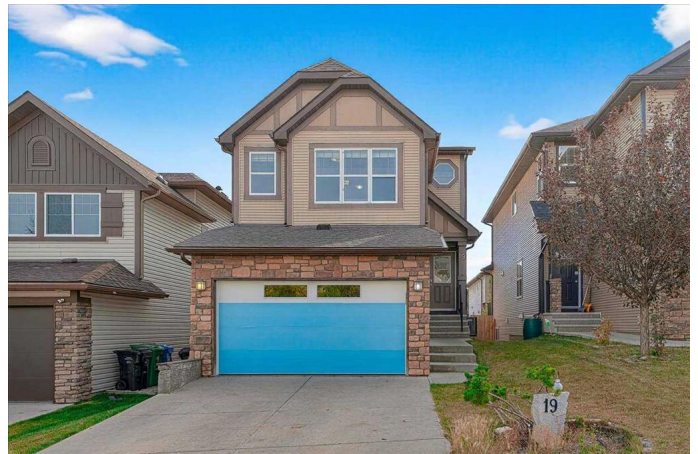
4 Bedroom, 4.00 Bathroom, 1,764 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Immaculate Family Home in Sage Valley | 4 Beds | 3.5 Baths | Upper-Level Laundry | Over 2,440 SQ.FT of Living Space

Welcome to 19 Sage Valley Close NW â€” a beautifully maintained home, offering over 2,440 SQ.FT of total developed living space in the sought-after community of Sage Hill. This bright and open-concept home features hardwood flooring throughout the main level, a stylish kitchen with granite countertops, stainless steel appliances, a spacious island, and a large walk-in pantry. The adjoining dining and living areas are perfect for entertaining, complete with a cozy gas fireplace and easy access to a fully landscaped backyard with a two-tier deckâ€”ideal for relaxing or hosting guests for a BBQ parties. Upstairs, youâ€™ll find a spacious bonus room with vaulted ceilings, three generously sized bedrooms, and two full bathrooms. The upper level also includes a convenient laundry room, adding function and ease to your daily routine. The primary retreat features a walk-in closet and a private en-suite, while a secondary bedroom also offers its own walk-in closet. The fully finished basement is bright and welcoming, with oversized above-grade windows, a large rec/living area, a fourth bedroom, and a full bathroomâ€”perfect for guests or extended family. Additional upgrades include 9-foot ceilings in the basement, granite countertops in all bathrooms, and modern staircase



railings. New roof Sep 2025.Located close to major roads, top-rated schools, parks, and shopping centers, this home blends comfort, style, and convenience.  
Donâ€™t miss out!schedule your private showing today! Rest of the insurance work will be completed soon.

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263281    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,764       |
| Acres          | 0.08        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 19 Sage Valley Close Nw |
| Subdivision | Sage Hill               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R0E1                  |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | None                               |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

**Interior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings              |
| Heating           | Forced Air                                                                                                   |
| Cooling           | Central Air                                                                                                  |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas                                                                                                          |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full                                                                                                         |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | BBQ gas line                                    |
| Lot Description   | Back Yard, Landscaped, Level, Rectangular Lot   |
| Roof              | Asphalt                                         |
| Construction      | Concrete, Post & Beam, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 26                |
| Zoning         | R-G               |
| HOA Fees       | 105               |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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