

\$699,888 - 34 Sage Hill Lane Nw, Calgary

MLS® #A2244625

\$699,888

5 Bedroom, 4.00 Bathroom, 1,814 sqft
Residential on 0.06 Acres

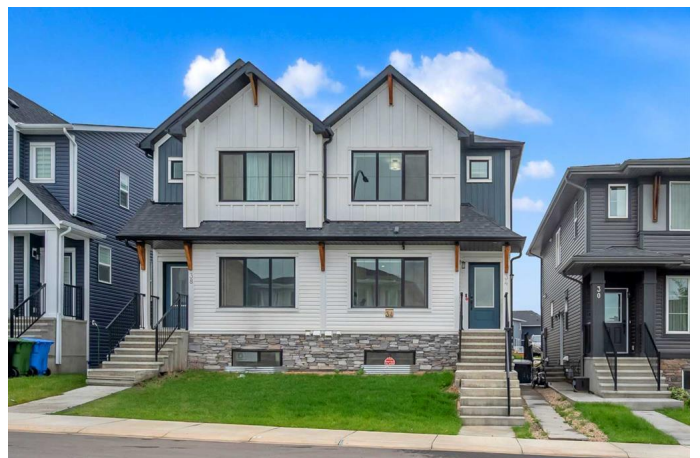
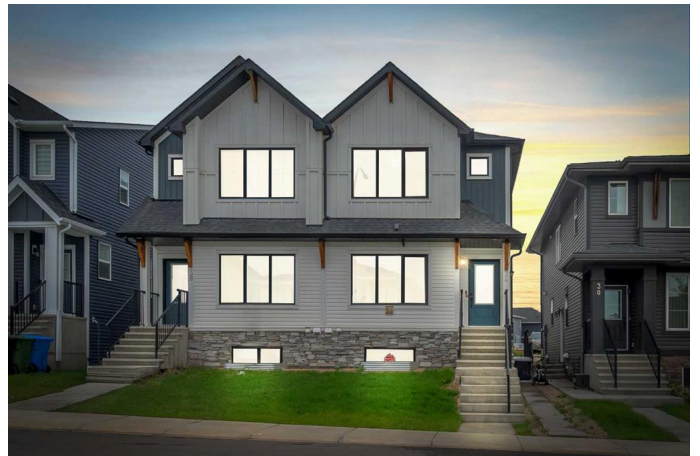
Sage Hill, Calgary, Alberta

Welcome to this beautifully designed semi-detached home with LEGAL BASEMENT SUITE in the highly desirable and family-friendly community of Sage Hill. Built in 2023, this modern 2-storey home offers over 1800 SQFT of developed living space, including a legal 2-bedroom basement suite with a separate entrance – perfect for extended family or rental income.

Situated on a 2,529 SQFT lot, this home boasts 5 spacious bedrooms, 3.5 bathrooms, a double detached garage, and thoughtful upgrades throughout. The open-concept main floor features a large foyer, functional office space, a bright living area, and a stunning kitchen complete with granite countertops, an oversized island, built-in refrigerator, gas cooktop, wall oven, and modern cabinetry. The dining area flows seamlessly into the backyard, ideal for entertaining.

The 9-ft ceilings on both the main and upper floors paired with extra tall 8-ft doors and oversized windows provide tons of natural light and an airy atmosphere. Upstairs, you'll find 3 bedrooms, including a generous primary suite with a tray ceiling, 5-piece ensuite (soaker tub + shower), double vanity, and walk-in closet. A central loft/bonus room and laundry room complete the upper floor.

The fully finished LEGAL BASEMENT SUITE



includes 2 bedrooms, a full 4-piece bathroom, a full kitchen with appliances, a game/living area, separate laundry, and a private exterior entrance “ making it a turn-key income suite or multi-generational setup.

Additional features include:

- Motorized blinds
 - Quartz/granite countertops throughout
 - Laminate & tile flooring (no carpet on main)
 - Modern built-in features
 - Double vanity and walk-in closets in multiple bedrooms
 - Concrete-paved driveway
 - Located near parks, pathways, shopping, transit, and schools, this home offers a rare opportunity to own a legally suited, move-in ready property in NW Calgary's fastest growing community.
- ~ ~ ~ ~ ~
- ~ ~ ~ ~ ~

Built in 2023

Essential Information

MLS® #	A2244625
Price	\$699,888
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,814
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	34 Sage Hill Lane Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2B3

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	July 30th, 2025
Days on Market	27
Zoning	R-Gm

Listing Details

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

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