

\$699,900 - 15 Sage Valley Court Nw, Calgary

MLS® #A2250111

\$699,900

3 Bedroom, 4.00 Bathroom, 1,841 sqft

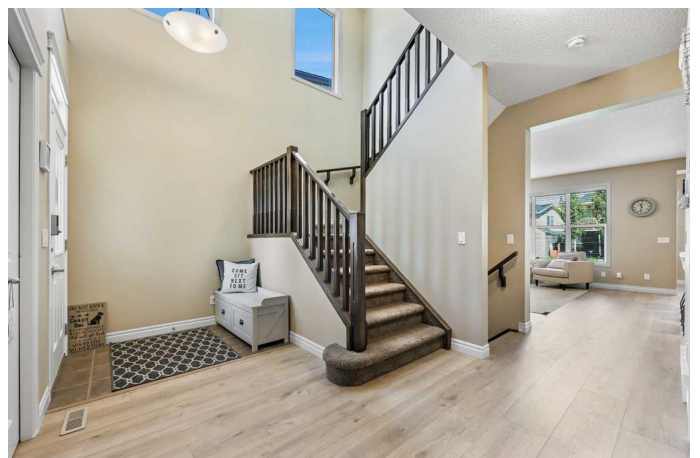
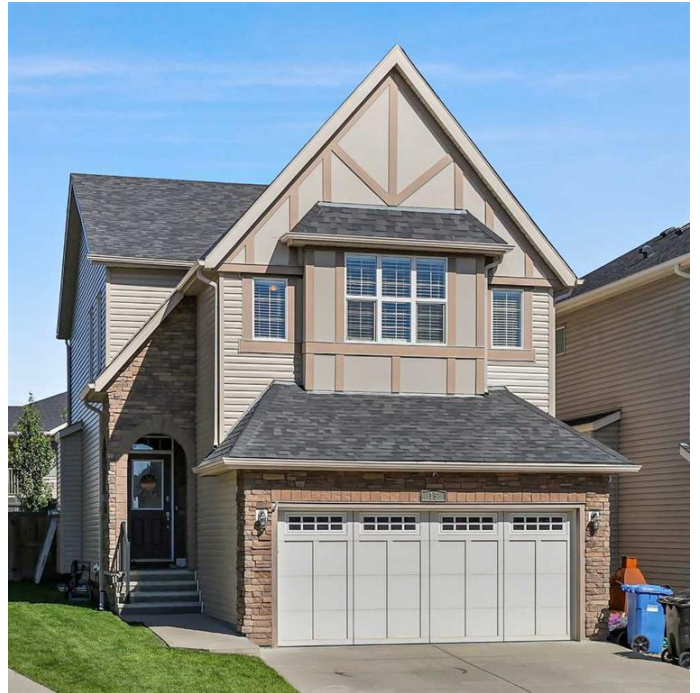
Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

*** OPEN HOUSE Saturday August 23, 2025
2-4:00 PM *** Welcome to 15 Sage Valley Court NW – a stunning, air-conditioned family home that’s move-in ready and loaded with upgrades! Situated in a quiet cul-de-sac in the vibrant community of Sage Hill, this 3-bedroom, 4-bathroom home features an incredibly bright and open floor plan with soaring ceilings, 9ft ceilings on the main level, and large windows that flood every space with natural light. From the moment you walk in, the grand entryway and open-concept design invite you to experience modern family living at its finest.

The spacious kitchen is the heart of the home, seamlessly open to the living room and eating area, making it perfect for everyday living and entertaining. It boasts stainless steel appliances, granite countertops, ample cabinetry, and a corner pantry. A cozy gas fireplace warms the living space, and new laminated wood flooring (Aug 2025) runs throughout the main level. Upstairs, the large bonus room with vaulted ceilings and a built-in window bench provides a beautiful retreat filled with sunlight. The primary bedroom includes a walk-in closet and a luxurious ensuite with dual sinks, a soaker tub, and separate shower.

The fully developed basement (completed in 2022) offers incredible versatility with a large rec area, a wet bar with mini fridge, a dedicated office, and a partially finished 4th



bathroom with a bathtub already in place – just needs tiling and plumbing hook-up to complete.

Major upgrades include: new roof with Class 4 shingles (2025), full vinyl siding wrap (2025), new gutters and downspouts (2025), new back door with built-in blinds (July 2025), freshly painted deck (Aug 2025), and commercial-grade epoxy flooring in the developed garage. Air conditioning (installed in 2024) ensures comfort year-round.

Outside, enjoy a fully fenced, oversized backyard with a freshly painted deck – perfect for relaxing or entertaining. Located close to parks, shopping, schools, and all major amenities, this home checks every box for families looking for space, style, and community!

Built in 2010

Essential Information

MLS® #	A2250111
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,841
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	15 Sage Valley Court Nw
Subdivision	Sage Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front, See Remarks, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Smart Home, Soaking Tub
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas Log
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Cul-De-Sac, Garden, Street Lighting, Subdivided
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	3
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX Complete Realty

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