$625,000 - 3 Sage Valley Court Nw, Calgary

MLS® #A2202794

$625,000

2 Bedroom, 2.00 Bathroom, 1,099 sqft
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome home to this RARE BUNGALOW in an EXCEPTIONAL LOCATION! Thoughtfully designed for easy, main-floor living, this well-loved home is perfect for those looking to downsize without sacrificing comfort or style. Featuring $10,000 in recent landscaping renovations, a covered awning on the back deck, and HARDWOOD floors throughout the main level, this home offers low-maintenance luxury in a quiet, desirable neighborhood. Step inside to discover a bright and open floor plan with 2 BEDROOMS, 2 BATHROOMS, UPPER FLOOR Laundry, and AIR CONDITIONING. The spacious living room is enhanced by a cozy GAS FIREPLACE, and expansive windows that flood the space with natural light. The kitchen is a true chefâ€™s delight, featuring built-in appliances, GRANITE countertops, a generous center island, and a large pantryâ€”perfect for entertaining. The dining room flows seamlessly onto the newly enhanced back deck, where you can relax under the covered awning and take in your beautifully landscaped yardâ€”ideal for enjoying peaceful mornings or hosting friends and family. The primary suite is a private retreat, complete with a walk-in closet and an ensuite featuring a DOUBLE VANITY, a large soaking tub, and a separate shower. Downstairs, the fully finished basement offers even more space, with a large family room featuring a second fireplace, an oversized bedroom, a full bathroom, and a versatile rec or media roomâ€”perfect for guests or

hobbies. For added convenience, this home also includes a double attached garage, providing secure parking and extra storage. This home has been meticulously maintained, and pride of ownership shines throughout.

Built in 2010

Essential Information

MLS® #	A2202794
Price	$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,099
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3 Sage Valley Court Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

Appliances	Dishwasher, Dryer, Electric Oven, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	April 3rd, 2025
Days on Market	28
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty

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