

# \$599,999 - 24 Sage Valley Drive Nw, Calgary

MLS® #A2236091

**\$599,999**

4 Bedroom, 4.00 Bathroom, 1,490 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 5TH

12:00PM-2:00PM. Set on a quiet street in the vibrant community of Sage Hill, this beautifully maintained family home offers an ideal blend of function, comfort, and style. With brand new hardboard siding and a brand new roof, the exterior presents with impressive curb appeal and long-term peace of mind. Inside, the thoughtful layout maximizes space and flow, creating an inviting atmosphere for both everyday living and entertaining. The main level features a bright and open floor plan anchored by a modern kitchen complete with stainless steel appliances, a large pantry, and an island perfect for casual dining or helping with homework while dinner simmers. The adjacent dining area is bathed in natural light, while the cozy living roomâ€™with its vaulted ceiling and striking gas fireplaceâ€™makes for a dramatic yet welcoming focal point of the home. Upstairs, three generously sized bedrooms include a primary retreat with a walk-in closet and a spacious ensuite featuring a tiled walk-in shower. A well-appointed main bath and convenient upper-level laundry complete the upper floor. The fully finished basement expands your living space with a versatile area designed for relaxation and recreation. Whether you're hosting friends for game night or enjoying quiet evenings in, the open entertaining space adapts easily to your needs. Thereâ€™s also room for a home office setup, along with a fourth bedroom located next to a stylish 4-piece



bathroomâ€”making it an ideal space for guests or extended family. Outside, the backyard is a true extension of the living space, with perennial gardens, a raised vegetable bed, and a sunny deck ideal for summer barbecues. Located within walking distance to the Symons Valley Farmers Market, parks, shopping, and pathways, this home is perfectly positioned for family living with unmatched convenience. Offering outstanding value in one of Calgaryâ€™s most sought-after northwest communities, this is a turnkey opportunity not to be missed.

Built in 2008

**Essential Information**

MLS® #	A2236091
Price	\$599,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,490
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	24 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0E2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Microwave, Range, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Few Trees, Garden
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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