

# \$728,888 - 34 Sage Hill Lane Nw, Calgary

MLS® #A2244625

**\$728,888**

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

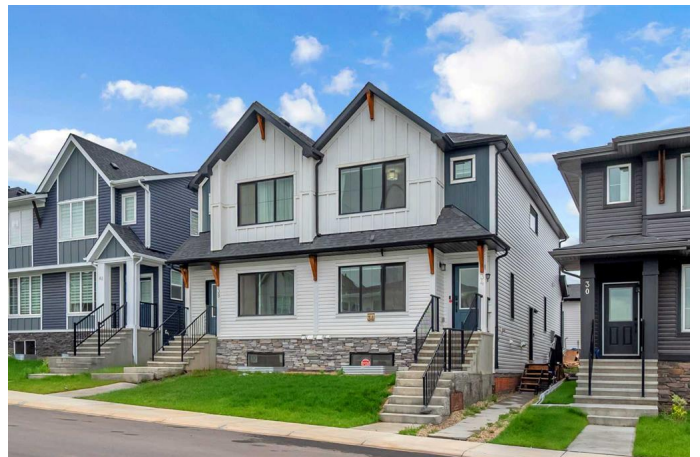
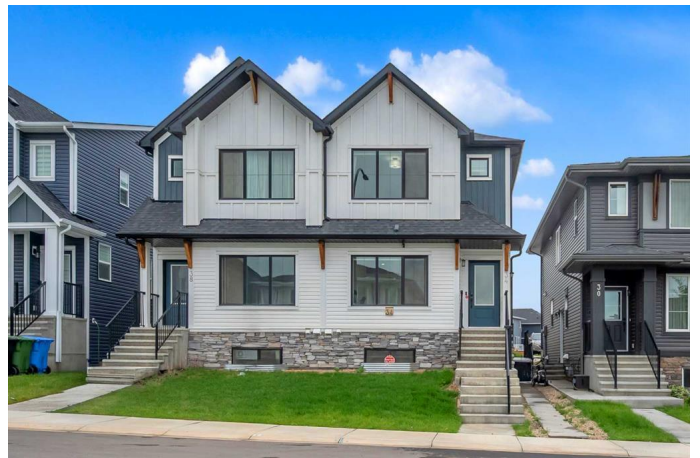
Sage Hill, Calgary, Alberta

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.
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Don’t miss out “ book your private showing today: 403 680 5272

Built in 2023

**Essential Information**

MLS® #	A2244625
Price	\$728,888
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
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### 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	2
Zoning	R-Gm

### Listing Details

Listing Office

eXp Realty

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