

# \$635,000 - 29 Sage Hill Court Nw, Calgary

MLS® #A2246907

## \$635,000

3 Bedroom, 3.00 Bathroom, 1,505 sqft  
Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

Welcome to 29 Sage Hill Court – a RARE OPPORTUNITY to own one of the BEST-MAINTAINED and MOST UPGRADED homes in the highly sought-after community of Sage Hill. This 1,505 SQFT home is situated on a LARGE PIE-SHAPED LOT in a QUIET CUL-DE-SAC and features 3 BEDROOMS, 2.5 BATHROOMS, and a DOUBLE ATTACHED GARAGE. From the moment you arrive, you'll notice the attention to detail with NEW SIDING, a NEW ROOF, a BEAUTIFULLY LANDSCAPED YARD, and a RELATIVELY NEW BUILT DECK perfect for outdoor enjoyment. The home includes thoughtful UPGRADES such as RAISED COUNTERTOPS in the master ensuite, RAISED SHOWER FIXTURES, and CENTRAL VAC ROUGH-IN. COFFERED CEILING AND NEW CARPET in the living Room. The BASEMENT comes equipped with PLUMBING ROUGH-INS, offering future development potential. With a LARGE BACK YARD and convenient BACK LANE ACCESS, this property offers space and flexibility rarely found in today's market. Ideally located just minutes from SHOPPING CENTRES, GROCERY STORES, SCHOOLS, MOVIE THEATRES, and with QUICK AND EASY ACCESS TO STONEY TRAIL, this home combines lifestyle, location, and long-term value. CLEAN, WELL-MAINTAINED, and FULL OF VALUE, this is more than just a home – it's a crucial opportunity you won't want to miss. Homes like this do not



come around often!

Built in 2009

### Essential Information

MLS® #	A2246907
Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,505
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	29 Sage Hill Court Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0H2

### Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	None, Unfinished

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 8th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	120
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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