

# \$699,900 - 19 Sage Valley Close Nw, Calgary

MLS® #A2263281

**\$699,900**

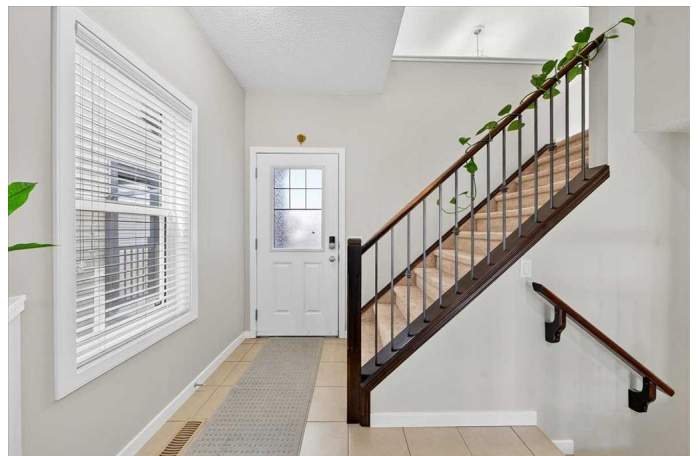
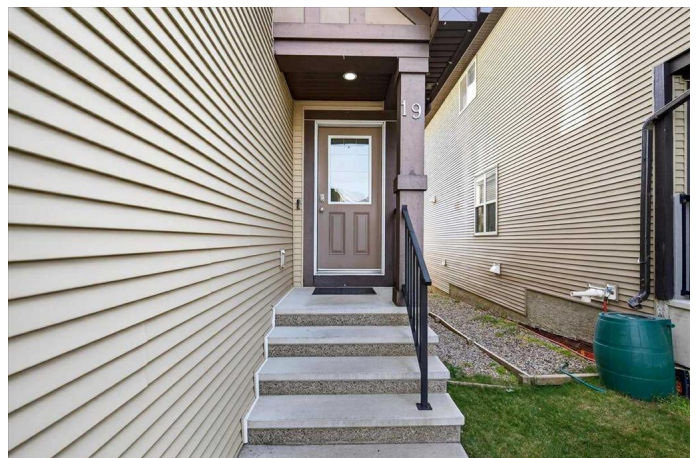
4 Bedroom, 4.00 Bathroom, 1,764 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Immaculate Family Home in Sage Valley | 4 Beds | 3.5 Baths | Upper-Level Laundry | Over 2,440 SQ.FT of Living Space

Welcome to 19 Sage Valley Close NW â€” a beautifully maintained home, offering over 2,440 SQ.FT of total developed living space in the sought-after community of Sage Hill. This bright and open-concept home features hardwood flooring throughout the main level, a stylish kitchen with granite countertops, stainless steel appliances, a spacious island, and a large walk-in pantry. The adjoining dining and living areas are perfect for entertaining, complete with a cozy gas fireplace and easy access to a fully landscaped backyard with a two-tier deckâ€”ideal for relaxing or hosting guests for a BBQ parties. Upstairs, youâ€™ll find a spacious bonus room with vaulted ceilings, three generously sized bedrooms, and two full bathrooms. The upper level also includes a convenient laundry room, adding function and ease to your daily routine. The primary retreat features a walk-in closet and a private en-suite, while a secondary bedroom also offers its own walk-in closet. The fully finished basement is bright and welcoming, with oversized above-grade windows, a large rec/living area, a fourth bedroom, and a full bathroomâ€”perfect for guests or extended family. Additional upgrades include 9-foot ceilings in the basement, granite countertops in all bathrooms, and modern staircase



railings. New roof Sep 2025. Located close to major roads, top-rated schools, parks, and shopping centers, this home blends comfort, style, and convenience.  
Don't miss out! schedule your private showing today! Rest of the insurance work will be completed soon.

Built in 2011

**Essential Information**

MLS® #	A2263281
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,764
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	19 Sage Valley Close Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0E1

**Amenities**

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

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame, Post & Beam
Foundation	Poured Concrete

## Additional Information

Date Listed	October 8th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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