



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

43 Sage Valley Close NW
Calgary, Alberta

MLS # A2235518



\$664,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,529 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Lawn, Level, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Dry Bar, Sauna

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Sauna room on deck

VACANT & EASY TO SHOW & MOVE-IN READY with NO BIG EXPENSES COMING! Welcome to this beautifully upgraded 2-storey home in the highly sought-after community of Sage Hill, offering over 2,000 sq.ft. of thoughtfully designed living space that perfectly blends comfort, style, and functionality. The main floor features a bright, open-concept layout with luxury vinyl plank flooring, a fully renovated modern kitchen with sleek cabinetry, upgraded quartz countertops, a brand-new kitchen faucet, stainless steel appliances, and a cozy natural gas fireplace. A convenient half bathroom and main floor laundry complete the space for everyday comfort. Upstairs offers a spacious primary suite with a walk-in closet and 4-piece ensuite, two additional bedrooms, and a sun-filled bonus room&mdashperfect for a home office or family lounge. The newly developed basement is a true highlight, featuring a custom built-in home theatre, popcorn and drink bar, guest bedroom, and a gorgeous 5-piece bathroom&mdashideal for movie nights or hosting guests. Step outside to your fully fenced backyard, complete with a deck, storage shed, and a custom-built outdoor sauna for year-round enjoyment. ? Major Recent Upgrades & Move In Without Worry: Brand-new 2025 roof with Level 4 hail-resistant shingles & the highest grade for storm protection All new rain gutters and downspouts Freshly repainted main floor All new siding on the outdoor storage shed Brand-new kitchen faucet Newer tank water heater 6-stage reverse osmosis water filtration system Google Home smart lighting system With all the big-ticket items already done, you can move in stress-free without expecting any major expenses for years to come. Located minutes from parks, schools, Costco, T&T, Walmart, Beacon Hill, Sage Hill Crossing, and major routes like Stoney

Trail—this home offers the perfect mix of convenience and peaceful suburban living. Don’t miss your chance—schedule a private showing today!