# $629,900 - 112 Sage Valley Drive Nw, Calgary

MLS® #A2223780

## $629,900

3 Bedroom, 4.00 Bathroom, 1,456 sqft
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome to 112 Sage Valley Drive NW â€" a fully finished family home in the heart of Sage Hill. This well-maintained 3-bedroom, 3.5-bathroom home offers the perfect balance of comfort and convenience for todayâ€™s busy lifestyle. Step inside to a bright and open main floor featuring luxury vinyl plank flooring, large windows, and a cozy gas fireplace framed by a charming shiplap feature wall. The spacious kitchen overlooks the main living area and is equipped with a breakfast bar perfect for quick meals, homework sessions, or chatting with guests while cooking. Upstairs, the generous primary suite offers a walk-in closet and 3-piece ensuite. Two additional bedrooms, and a full bath provide ample space for the whole family. The fully developed basement adds even more flexibility with a large rec area and an additional 3-piece bathroom â€" ideal for guests, home workouts or family movie nights.

Modern smart home features include smart lighting, a video doorbell, and smart door locks, adding comfort, security, and peace of mind. Step outside to a landscaped backyard or explore the nearby walking paths, green spaces, and playgrounds. A future school site just three blocks away adds long-term value to this fantastic location.

This conventional lot has quick access to Stoney and Shaganappi Trail, and just minutes from all the shops, restaurants, and amenities at Sage Hill Crossing, this is the ideal place to call home. Buyers Financing Fell through so

we are back on the market- book your showing before its gone again! Open House Sat June 14, 1-4 Sun June 15  11-2

Built in 2009

## Essential Information

| | |
|---|---|
| MLS® # | A2223780 |
| Price | $629,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,456 |
| Acres | 0.09 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 112 Sage Valley Drive Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0C8 |

## Amenities

| | |
|---|---|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Open Floorplan |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |

| | |
|---|---|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Other, Private Yard |
| Lot Description | Back Yard, City Lot, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

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|---|---|
| Date Listed | May 29th, 2025 |
| Days on Market | 23 |
| Zoning | R-G |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

## Listing Details

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|---|---|
| Listing Office | CIR Realty |