

# \$700,000 - 191 Sage Valley Circle Nw, Calgary

MLS® #A2258357

**\$700,000**

4 Bedroom, 4.00 Bathroom, 1,710 sqft  
Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained (and upgraded) detached home, lovingly cared for by its original owner since construction. A warm ambience greets you as you step inside the spacious foyer. Plenty of storage makes keeping this doorway clean! The open-concept kitchen/dining/living rooms are modernly designed to optimize space and comfort. Head upstairs to a large bonus room fit for entertainment, a playroom for the kids or a generous work/gaming station! Down the hall you'll enter the expansive primary bedroom with a walk-in closet and a 5-piece ensuite! Both the 2nd and 3rd bedrooms are at the opposite end of the hall and are a suitable size for any age! Head downstairs to an additional office, bedroom, bathroom and theatre room. This 4 bedroom, 3.5 bathroom home, enjoy the benefits of a reverse osmosis drinking water system, gas line rough-in to the kitchen stove for a future gas range if desired, and ethernet Cat 6 outlets in every bedroom and living room for reliable high-speed connectivity. Smart-home upgrades include a Nest Thermostat, Nest Doorbell Camera, and Nest Yale Smart Lock, making daily life both secure and convenient.

The home is designed for year-round comfort and practicality with central air conditioning, a garage floor drain to prevent winter water buildup, and new triple-pane windows in the master suite (2025) that add energy efficiency and quiet. The Malarkey Legacy Class 4 hail impact-rated shingles (2025) provide extra



peace of mind” and make sure to ask about potential home insurance discounts!

Entertainment and relaxation are easy with built-in ceiling speakers in the Bonus Room, Living Room, and Basement Theater Room, plus pre-wiring in the Master Bedroom and deck area. The basement offers superior comfort with a Dri-core subfloor under the carpet, heated tile floors in the bathroom (DITRA-HEAT system), and pot lights over each shower.

Exit through the back door to your deck that overlooks your private backyard. Gaze upon a beautifully maintained yard, an added concrete walkway, and a fire pit that adds an extra charm to this beautiful property.

As a one-owner home, this means consistent maintenance, careful upgrades, and a property that has never been neglected or turned into a rental” truly move-in ready and a rare find!

Built in 2011

### **Essential Information**

MLS® #	A2258357
Price	\$700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,710
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	191 Sage Valley Circle Nw
Subdivision	Sage Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0E7

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Soaking Tub, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Other, Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Paved, Yard Drainage
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 2nd, 2025
Days on Market	11
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office            Manor Hill Realty YYC Inc.

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