

# \$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 – 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 today’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 – 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

Date Listed	May 29th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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