

\$714,900 - 200 Sage Valley Circle Nw, Calgary

MLS® #A2203143

\$714,900

3 Bedroom, 4.00 Bathroom, 1,907 sqft
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

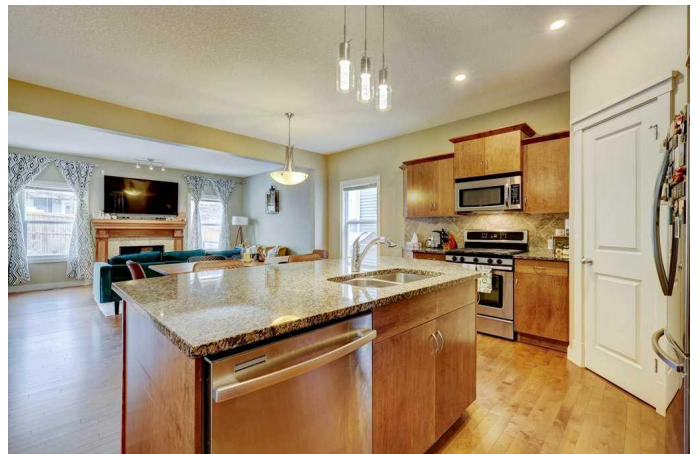
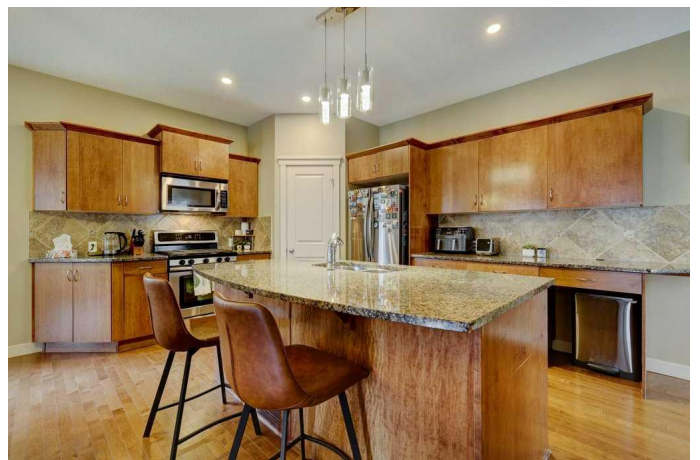
*** OPEN HOUSE Saturday >> March 29 >>
2:00 PM - 4:00 PM ***

Steal The Deal! Lowest Priced Detached
Home in Sage Hill!!

This stunning, fully developed two-story family home, built by Sterling Homes in 2009, is located in the peaceful Sage Hill community. With a fantastic layout, double attached garage, and sunny west-facing backyard, this home is perfect for family living. Just minutes from Sage Hill Plaza, Costco, CrossIron Mills, grocery stores, gas stations, and childcare centers—all within a 5-10 minute drive.

Open Floor Plan: The main floor features a spacious open-concept design, where the kitchen, living, and dining areas flow seamlessly, creating a bright, welcoming atmosphere. The luxury kitchen includes high-end appliances, custom cabinetry, a large island, stainless steel appliances, and a walk-in pantry. The adjacent dining area fits large groups, while the cozy great room, with a gas fireplace, overlooks the backyard.

Upstairs, you'll find three spacious bedrooms, a laundry room, and a generous bonus room with endless possibilities. The primary bedroom offers a walk-in closet and a spa-like ensuite with a soaking tub, rainfall shower, and dual vanities, creating your own private retreat.



The finished basement is perfect for playtime, entertaining, or relaxing, with a large family/rec room, built-in storage, a wine storage cabinet, and a bar fridge. It also features a three-piece bath. Additional storage is available throughout the home, including the well-organized garage, which fits two cars and includes shelves for tools and other essentials.

Energy-efficient appliances help lower utility bills, while built-in storage throughout keeps clutter under control. Recent updates include a high-efficiency furnace and hot water tank installed in 2022, a new roof installed in 2024, and a new garage door installed in 2025—ensuring peace of mind and long-term savings.

The spacious backyard features a large deck, ideal for summer BBQs and outdoor gatherings. With a railing and gas outlet for your BBQ, there's also room for a gazebo or extra seating.

Walking distance to Sage Hill Lake and a large playground with a seasonal skating rink, baseball and football fields, and walking/cycling paths. The bus stop is nearby, and school buses pick up children just two minutes from the house. This quiet, family-friendly neighborhood offers peace and tranquility, with no traffic or pet noise.

Inside, the bedrooms are spacious, and the common areas offer room for a home office setup. The garage is practical and well-maintained. This beautiful home is a rare find with exceptional features and a great location. It won't last long—call your favourite REALTOR® today for a private showing!

Built in 2009

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2203143 |
| Price | \$714,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,907 |
| Acres | 0.09 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 200 Sage Valley Circle Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0E7 |

Amenities

| | |
|----------------|--|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Garage Faces Front |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|-------------------|
| Fireplaces | Gas, Mantle, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 15 |
| Zoning | R-G |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

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

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