

# \$749,900 - 8 Sage Valley Close Nw, Calgary

MLS® #A2206654

**\$749,900**

6 Bedroom, 4.00 Bathroom, 1,944 sqft  
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

BACK ON MARKET Due to Financing... A tastefully updated Detached home located in Sage Hill, one of Calgary's most desirable communities. This Trico-built gem with over \$100,000 spent in recent renovations & upgrades offers modern finishes, spacious layout, luxurious washrooms & brand new Appliances. No Carpet in the house! Over 1,900 sq. ft. of beautifully updated living space. The upper level features 4 spacious bedrooms & 2.5 Bathrooms & a spacious open-concept floor plan. Legal side entrance leading to a separate 2 bedrooms, 1 bathroom illegal unit on the lower level. 2 furnaces with individual temperature controls for upper level and the basement. Perfect for guests, extended family, or as a potential rental suite! Unbeatable location, close to Stoney trail, Public transportation, Sage Hill Crossing and Beacon Hill shopping Center & walking trails. Sitting on a large lot with a spacious backyard, featuring an expansive deck that is perfect for outdoor entertaining, relaxing, or enjoying sunny afternoons with family and friends. The double attached garage adds to the convenience, offering ample space for your vehicles and extra storage.

Whether you're looking for a move-in ready home, a prime investment opportunity or simply a place to call your own, 8 Sage Valley combines modern living with the benefits of a sought-after location. Don't miss out on this fantastic opportunity! Book your showing today!



Built in 2008

## Essential Information

MLS® #	A2206654
Price	\$749,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,944
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	8 Sage Valley Close Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E2

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street, Parking Pad
# of Garages	4

## Interior

Interior Features	Kitchen Island, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	11
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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