

# \$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 | 34               |
| Zoning         | R-G              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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