

# \$710,000 - 200 Sage Valley Circle Nw, Calgary

MLS® #A2203143

**\$710,000**

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

Sage Hill, Calgary, Alberta

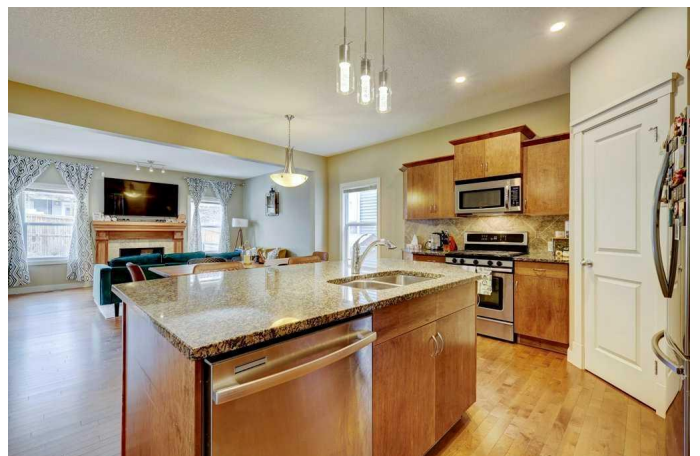
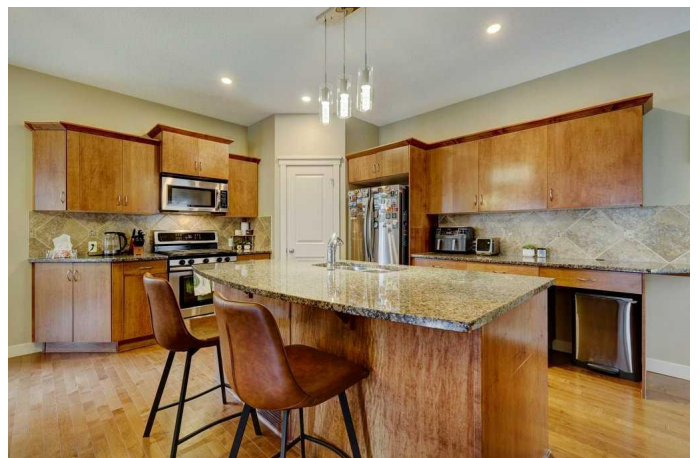
\*\*\* OPEN HOUSE Saturday >> March 29 >>  
2:00 PM - 4:00 PM \*\*\*

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          | \$710,000   |
| 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 | Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Bar |
| 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 | 23               |
| Zoning         | R-G              |
| HOA Fees       | 105              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

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

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