

\$709,900 - 90 Sage Valley Road Nw, Calgary

MLS® #A2245148

\$709,900

3 Bedroom, 3.00 Bathroom, 1,831 sqft
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE THIS SAT-SUN - AUG 9-10 from 12pm-2pm both days!!!! Welcome to this bright and spacious two-storey home in the heart of Sage Hill - a family-friendly neighbourhood with easy access to shopping, restaurants, parks, and major roads for a quick commute. This home has had some BIG TICKET UPGRADES, including a NEW ROOF, NEW SIDING, NEW GARAGE DOOR & MECHANISM, and a NEW WASHER, DRYER, and FRIDGE, so you can move in with peace of mind. This home also comes with a CENTRAL AIR CONDITIONER to keep you cool all summer long, and a landscaped yard that's easy to maintain and great for kids or pets. The main floor offers a warm and open layout with hardwood flooring and 9-foot ceilings. You're welcomed by a roomy front foyer that leads into a sunny living room with large windows and a cozy fireplace - perfect for relaxing. The kitchen has everything you need, including lots of cabinet space, granite countertops, a corner pantry, centre island, and even a built-in desk area for your laptop or homework spot. The dining area overlooks the landscaped backyard and opens onto a deck that's ready for summer BBQs and morning coffee. You'll also find a convenient mudroom/laundry room combo on the main floor, along with a 2-piece guest bath. Upstairs, there's a bright and open bonus room - ideal for movie nights, a home office, or play space. The large primary bedroom has a walk-in closet and a 5-piece ensuite with



double sinks, a soaker tub, and separate shower. Two more generous bedrooms and another full bathroom complete the upper level. Located just steps from walking paths, playgrounds, daycares, and schools, with Walmart, T&T Supermarket, and other conveniences nearby. Plus, it's only a 10-minute drive to Costco, making errands quick and convenient. With so many recent upgrades and a functional layout that works for everyday life, this is the perfect place to call home. Book a showing today and view our 3D Virtual iGuide Tour!

Built in 2011

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2245148 |
| Price | \$709,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,831 |
| Acres | 0.09 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 90 Sage Valley Road Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0J3 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Playground |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages | 4 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 1st, 2025 |
| Days on Market | 7 |
| Zoning | R-G |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

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

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