

# \$699,000 - 90 Sage Valley Road Nw, Calgary

MLS® #A2245148

**\$699,000**

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

Sage Hill, Calgary, Alberta

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          | \$699,000   |
| 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 | 18               |
| Zoning         | R-G              |
| HOA Fees       | 105              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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