

# \$700,000 - 191 Sage Valley Circle Nw, Calgary

MLS® #A2258357

**\$700,000**

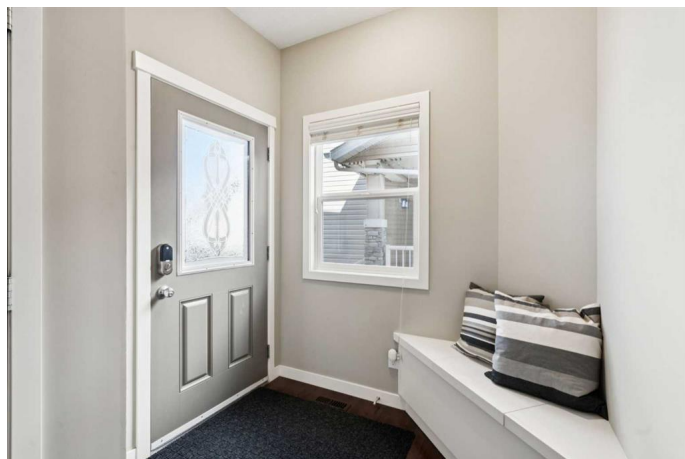
4 Bedroom, 4.00 Bathroom, 1,710 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained (and upgraded) detached home, lovingly cared for by its original owner since construction. A warm ambience greets you as you step inside the spacious foyer. Plenty of storage makes keeping this doorway clean! The open-concept kitchen/dining/living rooms are modernly designed to optimize space and comfort. Head upstairs to a large bonus room fit for entertainment, a playroom for the kids or a generous work/gaming station! Down the hall you'll enter the expansive primary bedroom with a walk-in closet and a 5-piece ensuite! Both the 2nd and 3rd bedrooms are at the opposite end of the hall and are a suitable size for any age! Head downstairs to an additional office, bedroom, bathroom and theatre room. This 4 bedroom, 3.5 bathroom home, enjoy the benefits of a reverse osmosis drinking water system, gas line rough-in to the kitchen stove for a future gas range if desired, and ethernet Cat 6 outlets in every bedroom and living room for reliable high-speed connectivity. Smart-home upgrades include a Nest Thermostat, Nest Doorbell Camera, and Nest Yale Smart Lock, making daily life both secure and convenient.

The home is designed for year-round comfort and practicality with central air conditioning, a garage floor drain to prevent winter water buildup, and new triple-pane windows in the master suite (2025) that add energy efficiency and quiet. The Malarkey Legacy Class 4 hail impact-rated shingles (2025) provide extra



peace of mind” and make sure to ask about potential home insurance discounts!

Entertainment and relaxation are easy with built-in ceiling speakers in the Bonus Room, Living Room, and Basement Theater Room, plus pre-wiring in the Master Bedroom and deck area. The basement offers superior comfort with a Dri-core subfloor under the carpet, heated tile floors in the bathroom (DITRA-HEAT system), and pot lights over each shower.

Exit through the back door to your deck that overlooks your private backyard. Gaze upon a beautifully maintained yard, an added concrete walkway, and a fire pit that adds an extra charm to this beautiful property.

As a one-owner home, this means consistent maintenance, careful upgrades, and a property that has never been neglected or turned into a rental” truly move-in ready and a rare find!

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258357    |
| Price          | \$700,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,710       |
| Acres          | 0.08        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 191 Sage Valley Circle Nw |
| Subdivision | Sage Hill                 |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3R0E7  |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | None                                      |
| Parking Spaces | 4                                         |
| Parking        | Double Garage Attached, Concrete Driveway |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Soaking Tub, Wired for Data, Wired for Sound                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Purifier |
| Heating           | Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                         |
| Fireplaces        | Gas, Living Room                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                            |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Other, Private Yard                            |
| Lot Description   | Back Yard, Landscaped, Low Maintenance Landscape, Paved, Yard Drainage |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 18                |
| Zoning         | R-G               |
| HOA Fees       | 105               |
| HOA Fees Freq. | ANN               |

**Listing Details**

Listing Office                      Manor Hill Realty YYC Inc.

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