

\$728,888 - 34 Sage Hill Lane Nw, Calgary

MLS® #A2244625

\$728,888

5 Bedroom, 4.00 Bathroom, 1,814 sqft
Residential on 0.06 Acres

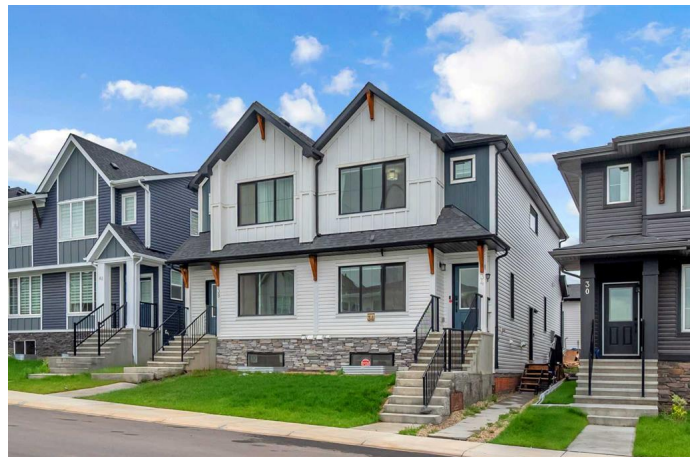
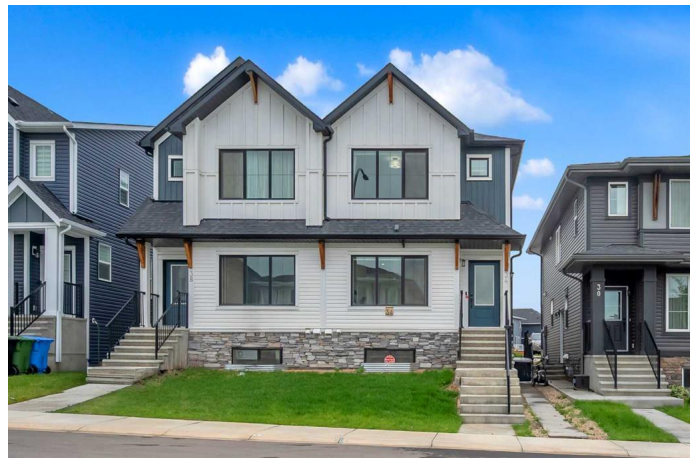
Sage Hill, Calgary, Alberta

Welcome to this beautifully designed semi-detached home with LEGAL BASEMENT SUITE in the highly desirable and family-friendly community of Sage Hill. Built in 2023, this modern 2-storey home offers over 1800 SQFT of developed living space, including a legal 2-bedroom basement suite with a separate entrance – perfect for extended family or rental income.

Situated on a 2,529 SQFT lot, this home boasts 5 spacious bedrooms, 3.5 bathrooms, a double detached garage, and thoughtful upgrades throughout. The open-concept main floor features a large foyer, functional office space, a bright living area, and a stunning kitchen complete with granite countertops, an oversized island, built-in refrigerator, gas cooktop, wall oven, and modern cabinetry. The dining area flows seamlessly into the backyard, ideal for entertaining.

The 9-ft ceilings on both the main and upper floors paired with extra tall 8-ft doors and oversized windows provide tons of natural light and an airy atmosphere. Upstairs, you'll find 3 bedrooms, including a generous primary suite with a tray ceiling, 5-piece ensuite (soaker tub + shower), double vanity, and walk-in closet. A central loft/bonus room and laundry room complete the upper floor.

The fully finished LEGAL BASEMENT SUITE



includes 2 bedrooms, a full 4-piece bathroom, a full kitchen with appliances, a game/living area, separate laundry, and a private exterior entrance â€” making it a turn-key income suite or multi-generational setup.

Additional features include:

Motorized blinds

Quartz/granite countertops throughout

Laminate & tile flooring (no carpet on main)

Modern built-in features

Double vanity and walk-in closets in multiple bedrooms

Concrete-paved driveway

Located near parks, pathways, shopping, transit, and schools, this home offers a rare opportunity to own a legally suited, move-in ready property in NW Calgary's fastest growing community.

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Donâ€™t miss out â€” book your private showing today: 403 680 5272

Built in 2023

Essential Information

MLS® #	A2244625
Price	\$728,888
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,814
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status Active

Community Information

Address 34 Sage Hill Lane Nw
Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 2B3

Amenities

Parking Spaces 4
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating Forced Air
Cooling None
Has Basement Yes
Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features None
Lot Description Back Yard
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed July 30th, 2025
Days on Market 5
Zoning R-Gm

Listing Details

Listing Office

eXp Realty

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