

\$724,000 - 99 Sage Valley Park Nw, Calgary

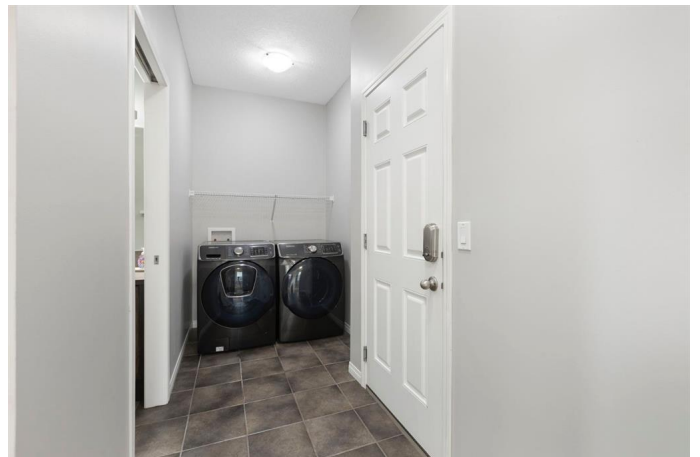
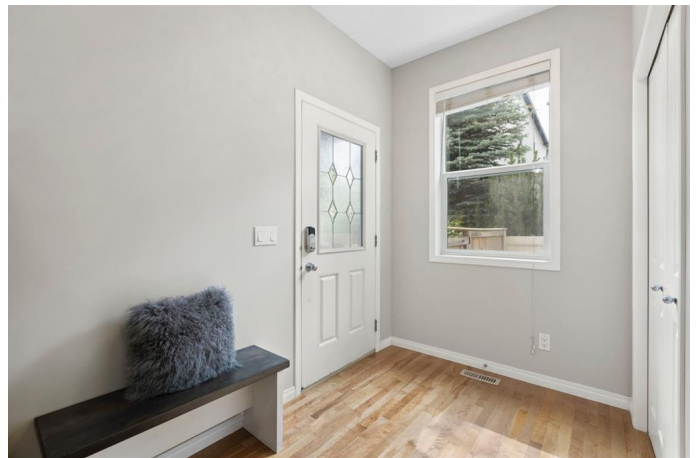
MLS® #A2248395

\$724,000

4 Bedroom, 3.00 Bathroom, 1,628 sqft
Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

Welcome to 99 Sage Valley Park NW - a beautifully appointed residence where comfort, style, and community come together in one of Calgary's most desirable neighbourhoods. With over 2,250 sq. ft. of thoughtfully developed living space, this family home offers an inviting first impression. Gleaming hardwood floors lead you through the open-concept main level, seamlessly connecting the living, dining, and kitchen areas. The bright kitchen features a spacious pantry, a breakfast bar accented with custom wainscotting, and an expansive dining space perfect for gathering with family and friends. The living room is warm and welcoming, centred around a cozy gas fireplace. A convenient powder room and main-floor laundry complete this level. Step outside and experience one of the home's standout features: a generous 4,477 sq. ft. landscaped backyard. Enjoy summer evenings on the two-tiered deck complete with a BBQ gas line, relax under the pergola, and admire the established perennials, beautiful all season long with no annual planting required. Added trees provide both charm and privacy. Back inside, ascend the elegant staircase to your serene primary retreat, showcasing vaulted ceilings, large windows, a walk-in closet, and a luxurious 5-piece ensuite. Down the hall are two well-sized bedrooms and a 4-piece bathroom. A bright, open flex space at the top of the landing offers the perfect setting for a home office, craft area, or reading nook. The



fully developed lower level features a fourth bedroom and an inviting entertainment space complete with a 65" TV and Bose sound system, also wired to the garage, ideal for movie nights or hosting guests at the built-in bar. A dedicated storage room and a rough-in for a future bathroom offer added convenience and value. Sage Valley is a community celebrated for its picturesque pathways, abundant green spaces, and family-friendly parks, perfect for evening walks, morning runs, or weekend adventures. You'll appreciate being just minutes from Sage Hill Crossing and Creekside Shopping Centre, where cafés, restaurants, groceries, and everyday amenities are all within easy reach. Top-rated schools, nearby fitness facilities, and quick access to major routes ensure a lifestyle of ease and convenience. At 99 Sage Valley Park NW, you're not just purchasing a home, you're embracing a vibrant community you'll be proud to be part of for years to come.

Built in 2008

Essential Information

MLS® #	A2248395
Price	\$724,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,628
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	99 Sage Valley Park Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Bar, Track Lighting
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	98
Zoning	R-G

Listing Details

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.