$989,900 - 135 Sage Valley Green Nw, Calgary

MLS® #A2261747

$989,900
4 Bedroom, 4.00 Bathroom, 2,696 sqft
Residential on 0.12 Acres

Sage Hill, Calgary, Alberta

Welcome to this inviting two-story family home, first time on the market, nestled in a friendly neighborhood. This residence offers plenty of room for your family's needs with four bedrooms, 3.5 bathrooms, and over 2,600 sqft of living space. The exterior features a classic design with a well-maintained lawn, a large green yard, and mature trees perfect for outdoor living and entertaining. The oversized double garage provides convenient parking and ample storage, large enough for a full-size truck, and includes an access door directly to the backyard. The full-sized deck, made from durable composite materials, offers stunning views and is ideal for relaxing or hosting gatherings. The backyard also features a luxurious hot tub with built-in speakers, creating an ideal setting for unwinding. Inside, the spacious foyer leads to a versatile multi-purpose room perfect as an office or dining area. Adjacent is a large dining area with views of the backyard, providing an inviting space for family meals.
The main living room is filled with natural light from large windows, creating a warm atmosphere. A classic white mantel with a decorative gas fireplace anchors the room, complemented by elegant hardwood floors that enhance its charm. The stunning kitchen combines functionality with modern elegance, boasting sleek white cabinetry, ample storage, and a large granite-topped center island ideal for meal prep and casual dining. Upgraded stainless steel appliances, including a built-in

microwave and WOLF oven, add convenience, while pot lighting gives a contemporary touch. Upstairs, large windows continue to flood the area with natural light, with modern white trim adding an elegant touch. The layout includes three bedrooms, with a luxurious primary suite featuring unobstructed views of the fallcolours. This retreat includes a dual-sink vanity, soaker tub, large walk-in closet, and glass shower. An upstairs laundry area enhances convenience. The fully developed walkout basement adds over 1,000 square feet of additional living space, including a spacious bedroom and full bathroom, perfect for guests or as a home gym. Built-in speakers in the basement provide an entertainment experience. This beautifully maintained home blends comfort, style, and functionality. With stunning views, outdoor living spaces, and thoughtful upgrades, itâ€™s ready for your family to make it your own.

Built in 2010

Essential Information

MLS® #	A2261747
Price	$989,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,696
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	135 Sage Valley Green Nw
Subdivision	Sage Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0H7

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Wired for Data
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	3
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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