

\$679,900 - 160 Sage Valley Circle Nw, Calgary

MLS® #A2268170

\$679,900

4 Bedroom, 4.00 Bathroom, 1,545 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Open House: Saturday and Sunday,
November 8 and 9 from 1 PM to 4 PM

Move in ready, this Sage Hill two storey home delivers space, comfort, and flexibility with a finished basement, central air conditioning, and a double attached garage (insulated and drywalled). Recently updated, the exterior features a new roof, five new windows, and partial new siding, adding both peace of mind and lasting value.

The bright main floor features 9 ft ceilings, hardwood flooring, and an inviting gas fireplace that anchors the open concept living and dining areas. A front office provides the perfect work from home space, while the kitchen offers granite counters, island seating, a corner pantry, and stainless steel appliances, ideal for everyday living and entertaining.

Upstairs, three comfortable bedrooms include a relaxing primary suite with walk in closet and private ensuite bath. The upper level laundry room adds convenience for busy households.

The fully finished basement expands the home's flexibility with a fourth bedroom, 3 pc bath, and a generous recreation room, perfect for guests, teens, or a home gym.

Outside, the landscaped and fenced backyard features a deck with privacy screen and a row



of mature aspen trees that create a natural backdrop and established feel. This well cared for, non smoking home includes a pet friendly yard and is close to parks, green space, and extensive shopping options, offering a wonderful blend of practicality, comfort, and value in one of Calgary's most desirable northwest communities.

Built in 2011

Essential Information

MLS® #	A2268170
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,545
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	160 Sage Valley Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Countertops, Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Washer, Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Masonry
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	2
Zoning	RG
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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