

\$749,900 - 99 Sage Valley Park Nw, Calgary

MLS® #A2248395

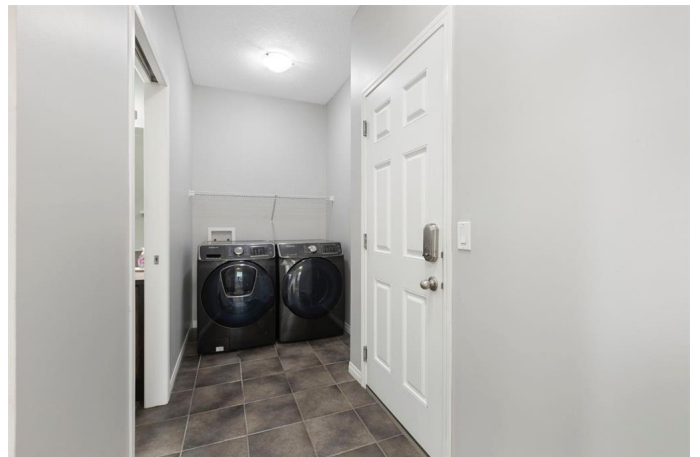
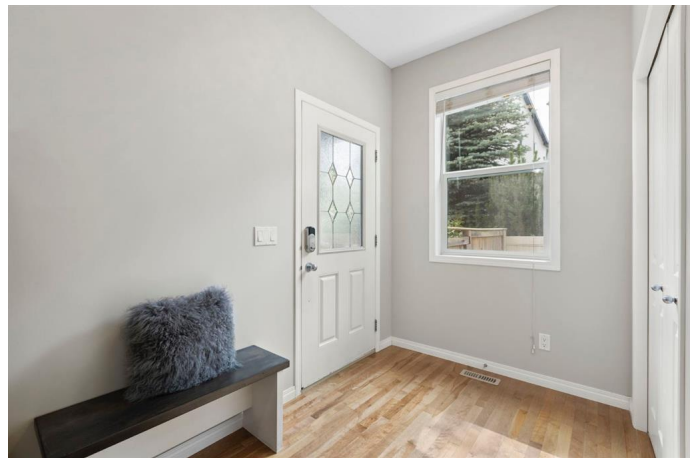
\$749,900

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

Sage Hill, Calgary, Alberta

Welcome to 99 Sage Valley Park N.W - where comfort meets Community in one of Calgary's most sought after neighbourhoods.

This family home offers a warm welcome with gleaming hardwood floors leading you to your open concept living, dining and kitchen areas. The bright main level of this home offers many features including a good sized pantry, breakfast bar and large dining area for the whole family to gather. Completing this level is a living area with a gas fireplace, powder room and laundry. Off the back of the home you are treated to your backyard oasis with a 2 tiered deck, pergola and a well landscaped area with extra trees for privacy. As you head up the grand staircase you are greeted by your primary suite with vaulted ceilings, large windows, a walk in closet and a 5 piece en-suite. Down the hall you will find 2 generous sized bedrooms with a 4 piece bathroom. Before you venture back downstairs you'll see a bright open den to the left of the landing that offers the perfect spot for a home office or reading nook. The basement of this home offers a great flex space with built-in speakers for family movie nights or for entertaining with your built in bar and a rough in for your future bathroom. Sage Valley is surrounded by winding pathways, lush parks and playgrounds "perfect for evening strolls, morning jogs or weekend adventures with family. You'll love being minutes from Sage Hill



Crossing in Creekside shopping centre “
with cafés, restaurants, groceries and
everything you need right at your doorstep.
Top rated schools, nearby fitness centres, and
quick access to major routes make daily life
effortless.

At 99 Sage Valley Park NW, you™re not
just buying a home - you™re joining a
vibrant community you™ll love for years to
come.

Book your private tour today!

Built in 2008

Essential Information

MLS® #	A2248395
Price	\$749,900
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 Bar, Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Bathroom Rough-in, Track Lighting

Appliances Bar Fridge, Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Electric, Gas, Living Room, Basement

Has Basement Yes

Basement Full, Partially Finished

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 5

Zoning R-G

Listing Details

Listing Office People 1st Realty

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