157 Sage Valley Road NW

Calgary | Active | MLS® A2355169

$749,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2011**	**2,160.3 sq. ft.**

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Listed by Century 21 Bravo Realty

A closer look

Proudly offered for sale by the original owners, this meticulously maintained home is situated on a desirable corner lot in the sought-after community of Sage Hill. Thoughtfully designed for comfortable family living, this property combines exceptional pride of ownership, functional living spaces, and rare outdoor versatility that is increasingly difficult to find.
The bright and inviting main floor offers spacious living areas filled with natural light, creating a warm and welcoming atmosphere throughout. Vaulted ceilings enhance the sense of space and openness, creating an airy feel that complements the thoughtful layout. Whether you're entertaining guests or enjoying everyday family life, the functional design provides both comfort and flexibility. Central air conditioning ensures year-round comfort, while the front-attached double garage and built-in central vacuum system add everyday convenience.

One of the standout features of this property is its incredible outdoor functionality. Situated on a corner lot with both rear and side alley access, this home offers exceptional flexibility for homeowners who require additional parking and storage. A rare triple-width rear gate provides easy access to the backyard, where there is ample room to accommodate a trailer or RV of approximately 30 feet. The outdoor space is further enhanced by a concrete patio, creating the perfect setting for summer barbecues, outdoor dining, or relaxing with family and friends.

Upstairs, the spacious primary retreat offers a private sanctuary complete with a walk-in closet, full ensuite bathroom, and a versatile bonus sitting area that can serve as a home office, nursery, reading nook, fitness space, or private lounge. Two additional generously sized bedrooms and a full bathroom complete the upper level, providing ample space for growing families.

The fully developed basement adds valuable living space and flexibility, featuring an additional bedroom, a full bathroom, and a wet bar, making it ideal for guests, extended family, entertaining, or a private retreat.

Located close to school bus pick up points, parks, pathways, shopping, schools, and major commuter routes, this exceptional Sage Hill home offers a rare combination of pride of ownership, functional living space, RV-friendly parking, and modern comforts. Whether you're looking for room to grow, space for your recreational lifestyle, or a move-in-ready home in one of northwest Calgary's most desirable communities, this is an opportunity you won't want to miss

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355169
Bedrooms	4
Bathrooms	4

Year Built	2011
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,160.3 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,101 sq. ft.
Lot Frontage:	48'5"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2011 (Age: 15)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1014321
Heating:	Forced Air

Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Laminate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Sage Hill
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant
Main Floor	Entrance · 9'7" × 7'4" ·

Main Floor	Mud Room · 8'2" × 5'5" ·
Main Floor	Office · 10' × 8'3" ·
Main Floor	Living Room · 16'3" × 11'9" ·
Main Floor	Kitchen With Eating Area · 16'3" × 11'1" ·
Main Floor	Dining Room · 11' × 9' ·
Main Floor	Covered Porch · 5' × 4'9" ·
2nd Floor	Bonus Room · 17'11" × 13' ·
2nd Floor	Bedroom · 10'3" × 9'5" ·
2nd Floor	Bedroom · 12'2" × 9'6" ·
2nd Floor	Laundry · 9'5" × 4'11" ·
2nd Floor	Bedroom - Primary · 22' × 12'6" ·
2nd Floor	Walk-In Closet · 9'5" × 5'8" ·
2nd Floor	Den · 10'11" × 8' ·
Basement	Walk-In Closet · 5'11" × 3'2" ·
Basement	Bedroom · 9'10" × 9'10" ·
Basement	Flex Space · 24'8" × 21'6" ·
Basement	Furnace/Utility Room · 9'8" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Lighting, Private Yard
Patio And Porch Features:	Rear Porch
Lot Features:	Back Lane, Back Yard, Corner Lot, Gazebo, Landscaped, Street Lighting
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/157-sage-valley-road-nw-calgary-a2355169/

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