192 Sage Valley Drive NW

Calgary | Active | MLS® A2339642

$759,000









Bedrooms	Bathrooms	Year Built	Living area
4	4	2010	1,484.07 sq. ft.

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Listed by eXp Realty

A closer look

Legal Suite!!! Welcome to 192 Sage Valley Drive, an exceptional residence where refined living meets timeless design. Nestled in the highly sought-after Sage Hill community, this impeccably maintained home exudes pride of ownership and offers an unmatched blend of luxury, comfort and convenience.

Step into the expansive open-concept main floor, where rich hardwood floors create an elegant foundation for the thoughtfully curated space. The chef-inspired kitchen is a true showstopper, featuring striking quartz countertops, premium stainless steel appliances, a deep undermount granite sink with a garbage disposal, designer tile backsplash and upgraded statement lighting. Whether you are hosting or cooking, this kitchen is built to impress.

The sunlit living room boasts a large picture window that floods the space with natural light, while the cozy gas fireplace adds warmth and ambiance, perfect for relaxing evenings or intimate gatherings. A stylish powder room and convenient laundry area complete the main level.

Upstairs, discover a private retreat designed for rest and rejuvenation. The luxurious primary suite offers a serene escape with its spa-inspired three-piece ensuite. Two additional spacious bedrooms, each with its own walk-in closet, share a beautifully appointed four-piece bathroom, and an oversized linen closet ensures effortless organization.

Step outside to the southwest-facing backyard, a beautifully landscaped haven crafted for elevated outdoor living. The expansive two-tier deck, freshly stained and equipped with dual natural gas hookups, sets the stage for everything from sunny brunches to enchanting evenings under the stars.

A standout feature of this home is the sophisticated legal suite-a fully self-contained space offering a gourmet gas stove, abundant cabinetry, a generous bedroom, well-designed living and dining areas, a sleek full bathroom and private laundry and entrance. This suite is perfect for extended family, guests or generating valuable rental income.

Additional upgrades include a new roof installed within the last 24 months, along with new siding on three sides. Furthermore, the CBE has approved a new elementary school on the greenspace directly across the street, adding significant long-term value.

This remarkable home is ideally located near shopping, sports fields, playgrounds and convenient transit, offering the perfect balance of exclusivity and everyday ease.

Experience the elegance of Sage Hill-this is a rare opportunity for those seeking only the finest.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339642

Bedrooms	4
Bathrooms	4
Year Built	2010
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,484.07 sq. ft.
Main Level Finished Area:	680.39 sq. ft.
Upper Level Finished Area:	803.68 sq. ft.
Below Grade Finished Area:	618.46 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,756 sq. ft.
Lot Frontage:	31'8"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2010 (Age: 16)
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:	0
Plan:	0910610
Heating:	Central, Fireplace(s), Natural Gas, Wall Furnace
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Other, See Remarks, Shingle Siding, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle, Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Vinyl Plank
Cooling:	Other
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front, On Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Lower Level, Main Level
HOA Fee:	$110.00
City Quadrant:	Northwest
Community:	Sage Hill

Amenities:	Gazebo, Other, Parking, Playground
Appliances:	Garage Control(s), Microwave, Range, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Inclusions:	Tvs , Beds , Sofas
Restrictions:	None Known
Main Floor	Living Room · 14' × 12' ·
Main Floor	Dining Room · 9'11" × 9' ·
Main Floor	Laundry · 8'4" × 5'6" ·
Main Floor	Kitchen · 11'1" × 9' ·
Main Floor	Foyer · 6'6" × 6'6" ·
Main Floor	Pantry · 2'9" × 2' ·
2nd Floor	Bedroom - Primary · 14' × 12' ·
2nd Floor	Walk-In Closet · 4'8" × 4'4" ·
2nd Floor	Walk-In Closet · 9'3" × 3'8" ·
2nd Floor	Bedroom · 12'3" × 9'1" ·
2nd Floor	Bedroom · 12' × 10'11" ·
Basement	Living Room · 134' × 8'8" ·
Basement	Bedroom · 10'9" × 9'6" ·
Basement	Kitchen · 14'11" × 10'6" ·
Basement	Laundry · 5'5" × 4'8" ·
Basement	Storage · 11'4" × 7'2" ·
Basement	Game Room · 13'6" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Other, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Separate Entrance, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Garden, Gas Grill

Patio And Porch Features:	Deck, Patio, Rear Porch
Lot Features:	Garden, Paved, Private, Rectangular Lot, See Remarks, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/192-sage-valley-drive-nw-calgary-a2339642/

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