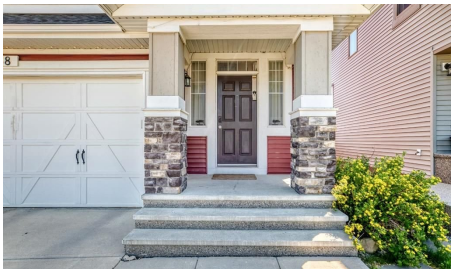
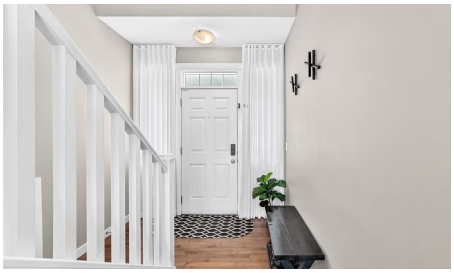
68 Sage Valley Drive NW

Calgary | Active | MLS® A2328629

$644,900









Bedrooms	Bathrooms	Year Built	Living area
3	3	2010	1,874.7 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by E-Trinity Realty and Management Ltd

A closer look

Every house tells a story. This one opens with a clean slate.

Step into 68 Sage Valley Drive NW through a VAULTED ENTRYWAY, open above and below. A first impression with real architectural presence. HARDWOOD FLOORING leads the eye across the main level to a curated focal point: a FIREPLACE FRAMED IN CUSTOM-BUILT CABINETRY AND STONE , the kind of feature a designer plans a room around. A DINING AREA ACCENT WALL adds a quiet, intentional layer of character throughout.

Consider the composition already finished. In 2025, this home was reworked from the inside out: A NEW ROOF, A NEW TRANE HIGH -EFFICIENT FURNACE, and NEW AIR-CONDITIONING; the unglamorous, essential brushstrokes that make everything else possible. A DOUBLE CURTAIN TRACK lets you layer sheers and blackout drapery to frame the light exactly as you like it, backed by retractable blinds for full control. PHILIPS HUE SMART LIGHTING sets the palette, on command.

Upstairs, WOOD LAMINATE carries the narrative through the stairs, bonus room, and hallways, arriving at three bedrooms, including a primary suite with a built-in closet designed with real intention. Two and a half bathrooms keep the composition balanced for busy mornings. The kitchen's quartz counters and subway tile backsplash complete the palette, alongside a fridge (2023) and microwave (2024) still well within their prime.

Outside, a spacious backyard becomes your gallery's outdoor wing and it comes staged: THE TRAMPOLINE and PATIO FURNITURE stay at no extra cost. A double garage with A MYQ SMART OPENER, SMART PERMANENT OUTDOOR LIGHTS, and a WYZE SECURITY CAMERA round out a home considered down to the last detail.

The setting completes the piece: a bus stop steps from the door, a playground a few minutes' walk away, and the shops of Sage Hill Quarter along the same street. Select furnishings may also be available, for the right offer.

68 Sage Valley Drive NW - 1,874.7 sq ft, 3 bedrooms, 2.5 bathrooms. A house is art. This one is already framed.

Contact your favourite realtor for a private viewing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2328629
Bedrooms	3
Bathrooms	3
Year Built	2010

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:	1,874.7 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,290 sq. ft.
Lot Frontage:	37'4"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2010 (Age: 16)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0812219
Heating:	Fireplace(s), Natural Gas
Basement:	Full, Unfinished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Laminate
Cooling:	ENERGY STAR Qualified Equipment
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Sage Hill
Amenities:	Park
Appliances:	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer
Inclusions:	Curtain Track System, Smart Features (Philips Hue Lighting System, MyQ Smart Garage Door Opener, Wyze Outdoor Security Cam, smart permanent outdoor lights, Ecobee smart home system) , Trampoline, Patio furnitures
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way
Main Floor	Entrance · 7'11" × 4'8" ·

Main Floor	Kitchen · 11'10" × 10'11" ·
Main Floor	Pantry · 8'5" × 5'4" ·
Main Floor	Living Room · 16' × 14'5" ·
Main Floor	Other · 15'4" × 7'7" ·
Main Floor	Dining Room · 10'11" × 8'7" ·
Upper Level	Bonus Room · 12'2" × 11'11" ·
Upper Level	Laundry · 5'11" × 5'11" ·
Upper Level	Bedroom - Primary · 12'11" × 12'11" ·
Upper Level	Bedroom · 9'11" × 9'11" ·
Upper Level	Walk-In Closet · 6' × 5'8" ·
Upper Level	Bedroom · 11'11" × 10' ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Other
Lot Features:	Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Jul 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/68-sage-valley-drive-nw-calgary-a2328629/

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