

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

MLS® #A2248395

\$749,900

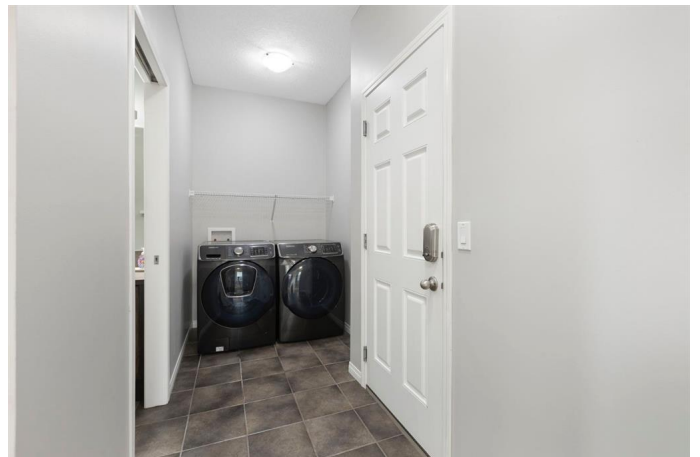
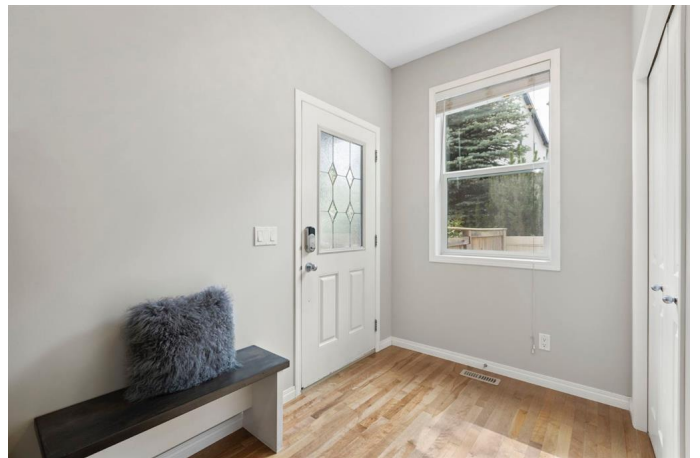
4 Bedroom, 3.00 Bathroom, 1,628 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

Open House Saturday September 6th 1 pm - 3 pm. 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.



Youâ€™ll love being minutes from Sage Hill Crossing in Creekside shopping centre â€” with cafÃ©s, 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, youâ€™re not just buying a home - youâ€™re joining a vibrant community youâ€™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, Bathroom Rough-in, Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Quartz Counters, 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	Basement, Electric, Gas, Living Room
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	24
Zoning	R-G

Listing Details

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.