

# \$638,888 - 43 Sage Hill Lane Nw, Calgary

MLS® #A2202338

**\$638,888**

3 Bedroom, 3.00 Bathroom, 1,609 sqft

Residential on 0.01 Acres

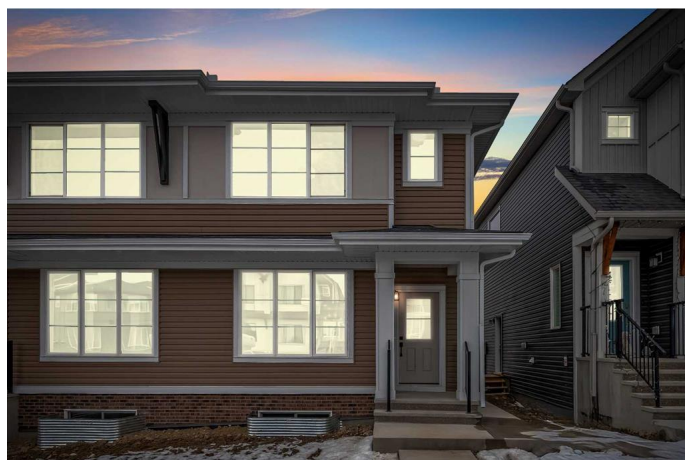
Sage Hill, Calgary, Alberta

Welcome to 43 Sage Hill Lane NW, a brand-new 2024-built semi-detached home in the sought-after community of Sage Hill. This modern duplex offers 1,608 square feet of functional living space spread across two levels, making it an ideal choice for families or professionals seeking a blend of style and comfort. The main floor features an open-concept design with a spacious living room, a bright dining area, and a well-equipped kitchen boasting a double vanity, stainless steel appliances, an electric stove, a microwave, and a refrigerator. Additionally, the main floor includes a versatile office space and a convenient two-piece bathroom.

The upper level is thoughtfully designed to cater to your family's needs. The primary bedroom is a serene retreat with a private five-piece ensuite bathroom and ample closet space. Two additional bedrooms, a cozy family room, and a four-piece bathroom complete this level, providing plenty of room for everyone to enjoy.

The full unfinished basement with a separate entrance offers endless potential, whether you envision additional living space, a home gym. The home is situated on a 2,475-square-foot lot with easy access to nearby parks, shopping, and other community amenities.

This is your chance to own a beautifully crafted



home in a growing neighborhood. Schedule your private showing today!

Built in 2024

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2202338               |
| Price          | \$638,888              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,609                  |
| Acres          | 0.01                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 43 Sage Hill Lane Nw |
| Subdivision | Sage Hill            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 2B3              |

Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Double Vanity, Separate Entrance                    |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating           | Forced Air                                          |
| Cooling           | None                                                |
| Has Basement      | Yes                                                 |
| Basement          | Full, Unfinished                                    |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 45               |
| Zoning         | R-Gm             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.