

\$690,000 - 57 Sage Valley Manor Nw, Calgary

MLS® #A2228717

\$690,000

4 Bedroom, 3.00 Bathroom, 1,573 sqft

Residential on 0.09 Acres

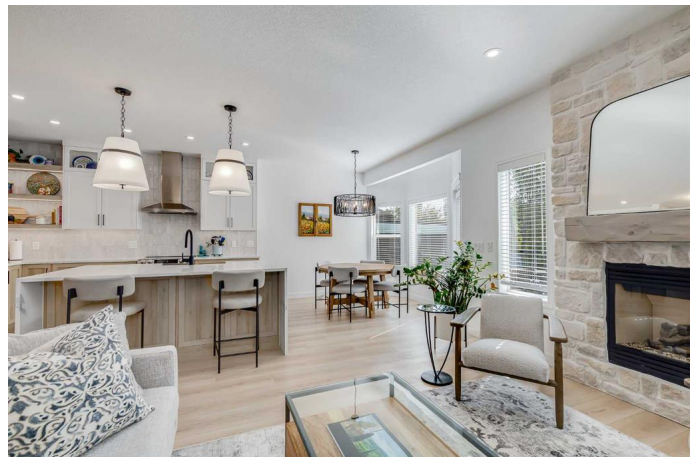
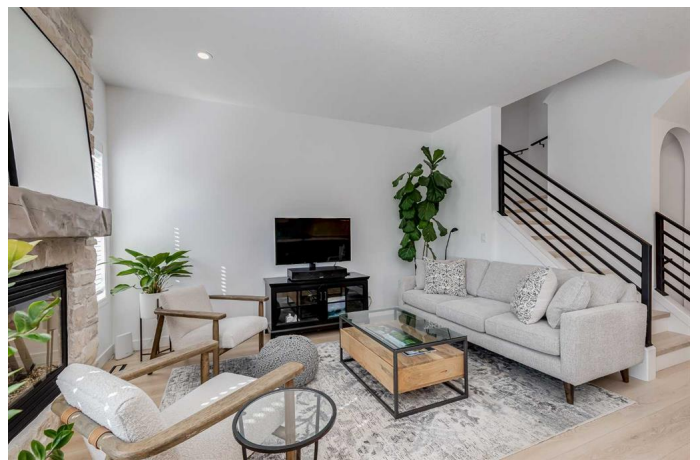
Sage Hill, Calgary, Alberta

Introducing for the very first time on MLS â€” an elegant Morrison built home, with over \$125K in tasteful renovations!

Every inch of this reimagined home tells a story: think European-inspired kitchen, elevated countertops, stainless steel appliances, and a natural stone gas fireplace that anchors the main floor with warmth and elegance. Soft neutrals, understated hardware, and tailored finishes create a calm look. The vibe? Stately, serene, and move-in readyâ€”designed to host everything from wine-soaked dinner parties to chaotic weekday breakfasts and everything in between.

From the moment you step inside, youâ€™™ll be welcomed by brand-new wide plank hardwood flooring that flows effortlessly across the main floor. Lounge, cook, and dine in open concept living with a convenient laundry and powder room tucked off to the side. Step out of the dining room to the south-facing back deck where youâ€™™ll find ample space for full-size outdoor dining set and lounging area, overlooking private yard with lush greenery and mature trees.

Upstairs, three generous bedroomsâ€”including a sunlit primary suite with 4-piece ensuite and walk-in closetâ€”create the kind of restful retreat every parent dreams of. A spacious bonus room offers endless flexibility, ideal as a media lounge, playroom, or quiet work-from-home retreat, while an additional bathroom adds everyday convenience. And just when you



thought it couldn't get better, the newly developed basement delivers a full luxe retreat, complete with a media zone, gym area, and a fourth bedroom that's perfect for guests or a teenager's dream escape. Garage parking? Check. Room for two cars? Check. Air condition? Check. A great lifestyle with nearby amenities? Double check. Unbeatable location, close to Stoney Trail, public transportation, Sage Hill Crossing, Beacon Hill Shopping Center & walking trails. This is one of those rare homes that blends charm, space, and function for families ready to "buy their second house first." Come see for yourself – just don't wait too long.

Built in 2008

Essential Information

MLS® #	A2228717
Price	\$690,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,573
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	57 Sage Valley Manor Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3R 0E6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR 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.