

# \$679,999 - 127 Sage Hill Way Nw, Calgary

MLS® #A2257946

**\$679,999**

5 Bedroom, 4.00 Bathroom, 1,695 sqft  
Residential on 0.08 Acres

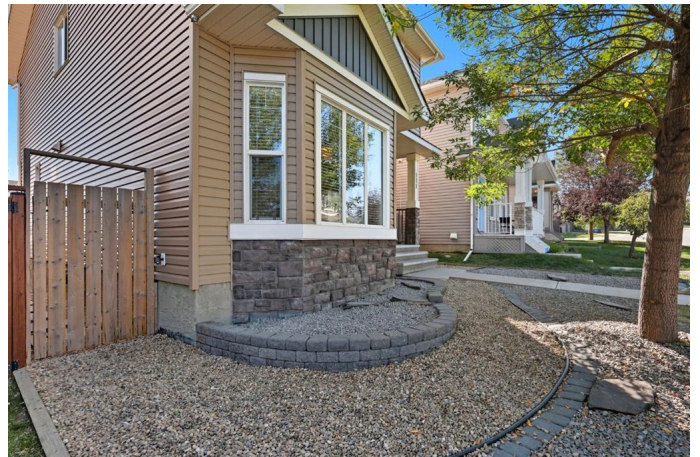
Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained detached home in the sought-after community of Sage Hill. Offering 5 spacious bedrooms and 4 bathrooms, this property is the definition of turn-key living! Meticulously cared for, it shows true pride of ownership throughout. Recent updates include a brand new roof (2025) and upgraded siding, giving the exterior a fresh, modern look. Inside, the fully developed basement adds valuable living space, bringing the total to over 2,100 square feet, perfect for families of all sizes. The low-maintenance backyard is ideal for relaxing or entertaining, featuring upgraded concrete work and high-quality turf for a clean, polished look year-round. Whether you're upsizing or looking for a move-in-ready home in a thriving neighborhood, this Sage Hill gem is a must-see.

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257946  |
| Price          | \$679,999 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,695     |
| Acres          | 0.08      |



|            |             |
|------------|-------------|
| Year Built | 2010        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 127 Sage Hill Way Nw |
| Subdivision | Sage Hill            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R0H4               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                       |
| Heating           | Forced Air                                                                                                                          |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Electric                                                                                                                            |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stone, Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 21                   |
| Zoning         | R-1N                 |
| HOA Fees       | 105                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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