\$648,888 - 43 Sage Hill Lane Nw, Calgary

MLS® #A2202338

\$648,888

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, or an income-generating suite. The home also includes off-street parking for two vehicles and 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 \$648,888

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 21

Zoning R-Gm

Listing Details

Listing Office eXp Realty

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