$720,000 - 15 Sage Hill Way Nw, Calgary

MLS® #A2215616

$720,000

3 Bedroom, 4.00 Bathroom, 1,772 sqft
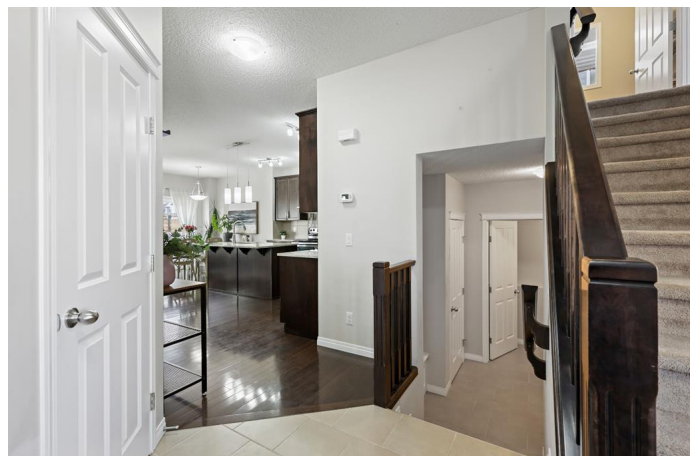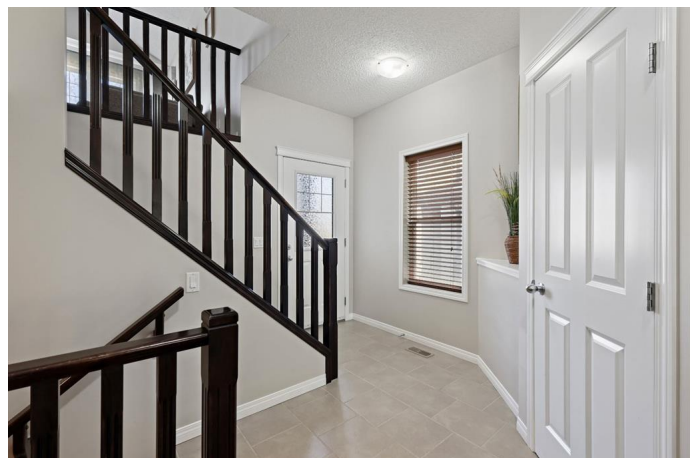Residential on 0.01 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained and upgraded 3-bedroom, 3.5-bathroom house in the highly sought-after community of Sage Hill! This is an incredible opportunity for families, young professionals, or investors looking for a modern and convenient lifestyle in Northwest Calgary.

Step into an expertly designed layout. The upper floor features a spacious primary bedroom with a walk-in closet and 4-piece ensuite, plus two additional bedrooms, one with its own walk-in closet, sharing a full bath. A bright bonus room with vaulted ceiling and chalkboard wall adds charm and functionality, while open railings enhance the airy feel.

The main level boasts an open-concept with a large living area featuring a gas fireplace and stonework, dining space, and a stylish kitchen with walk-in pantry, granite countertops, stainless steel appliances, glass/tile backsplash, and range hood fan. Oversized windows and patio doors flood the space with natural light and lead to a beautiful backyard with a two-tier deck and privacy walls. Additional highlights include; generous walk-in closet at the entrance, mudroom and 2-piece bath off the double garage, upper level laundry room, and a fully finished basement with 4-piece bath, storage, utility room, and guest space featuring built-in queen Murphy bed and shelving.

Upgrades: hardwood flooring, range hood, tiled entry, built in speakers, new garage door (2024), new roof (2025), and new siding

(colour change to white, to be completed before possession).
Enjoy nearby parks, pathways, walking distance to shops, and Costco just five minutes away. With quick access to Stoney and Shaganappi Trail and a future CBE K-9 school planned, this home offers both lifestyle and long-term value.
Donâ€™t miss your chance to own in one of Calgaryâ€™s most desirable NW communities!

Built in 2011

Essential Information

MLS® #	A2215616
Price	$720,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,772
Acres	0.01
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	15 Sage Hill Way Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0G8

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	1

Interior

Interior Features	Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Electric Oven, Electric Water Heater, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	18
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker