

\$688,888 - 34 Sage Hill Lane Nw, Calgary

MLS® #A2260399

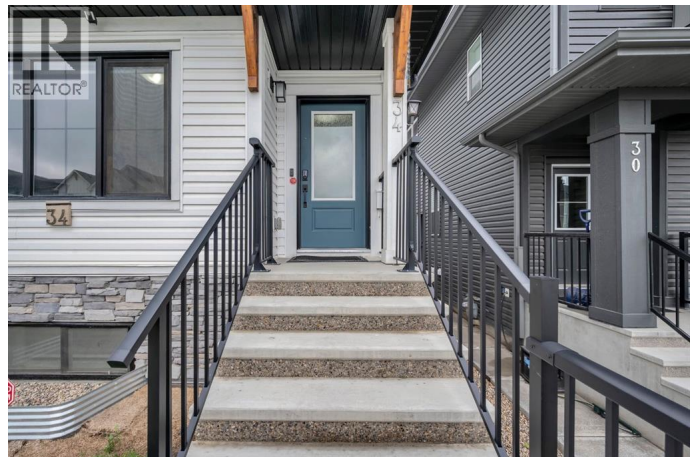
\$688,888

5 Bedroom, 4.00 Bathroom, 1,814 sqft

Single Family on 0.06 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning semi-detached home with a LEGAL BASEMENT SUITE in the highly sought-after, family-friendly community of Sage Hill. Built in 2023, this modern 2-storey property offers over 1,800 sq. ft. of well-planned living space, thoughtfully designed for both comfort and versatility. With 5 bedrooms, 3.5 bathrooms, and a double detached garage, this home is perfect for families or those looking for an excellent income-generating opportunity. The main floor greets you with a spacious foyer and a versatile office space, leading into an open-concept living area filled with natural light. The chef-inspired kitchen features granite countertops, an oversized island, built-in refrigerator, gas cooktop, wall oven, and sleek modern cabinetry. The dining area flows seamlessly into the backyard, making it ideal for gatherings and entertaining. With 9-ft ceilings on both the main and upper levels, 8-ft doors, and oversized windows, the home feels bright, open, and inviting. Upstairs, discover 3 well-sized bedrooms, including a luxurious primary suite with a tray ceiling, 5-piece ensuite with soaker tub and shower, double vanity, and a walk-in closet. A central loft/bonus room and convenient upper-floor laundry add to the functionality of the layout. The fully developed LEGAL BASEMENT SUITE, complete with its own private entrance, offers 2 bedrooms, a full 4-piece bathroom, a well-equipped kitchen, a cozy living/game area, and its own laundry area.



perfect for multi-generational living or as a mortgage helper. Notable upgrades include motorized blinds, quartz/granite countertops throughout, laminate and tile flooring, built-in features, double vanities, multiple walk-in closets, and a concrete-paved driveway. Situated on a 2,529 sq. ft. lot in one of NW Calgary's fastest-growing neighborhoods, this home is close to parks, pathways, schools, shopping, and transit. Offering a rare blend of modern design, functionality, and legal suite potential, this property is truly move-in ready and a must-see. (id:6289)

Built in 2023

Essential Information

Listing #	A2260399
Price	\$688,888
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,814
Acres	0.06
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	34 Sage Hill Lane Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R2B3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Wood windows, PVC window, No Animal Home, No Smoking Home
Parking Spaces	4

Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Stove, Oven, Dryer, Microwave, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 14th, 2025 at 11:46am PDT