

\$648,888 - 39 Sage Hill Lane Nw, Calgary

MLS® #A2202333

\$648,888

3 Bedroom, 3.00 Bathroom, 1,609 sqft
Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

Step into your dream home at 39 Sage Hill Lane NW—a brand-new, stylish semi-detached residence in the desirable Sage Hill community. Boasting over 1,609 sq ft of expertly crafted living space, this 2024-built gem perfectly blends modern design, practicality, and comfort.

The main floor welcomes you with an open-concept layout, luxury laminate flooring, and abundant natural light. The living room flows effortlessly into the dining area and a sleek, contemporary kitchen featuring stainless steel appliances, quartz countertops, ample cabinetry, and a spacious island ideal for meal prep or casual dining. A versatile office space and a convenient 2-piece powder room add to the functionality of this level.

Upstairs, discover three well-appointed bedrooms, including a serene primary suite with a walk-in closet and a private 5-piece ensuite showcasing a soaker tub and dual vanities. A cozy family room offers extra space for relaxation, and a 4-piece bathroom serves the additional two bedrooms with ease.

Additional highlights include off-street parking for two vehicles, high-end finishes throughout, and an unbeatable location close to parks, shopping, and all the conveniences of Sage Hill. The undeveloped basement features 9-ft ceilings, large windows, rough-ins for a kitchen and bathroom, and a separate corner



street-side entrance, offering exciting potential for a secondary suite (property is zoned RG-M).

Don't miss the chance to make this exceptional property your forever home. Book your viewing today!

Built in 2024

Essential Information

MLS® #	A2202333
Price	\$648,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	39 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	Separate Entrance
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Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
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	25
Zoning	R-Gm

Listing Details

Listing Office	eXp Realty
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