

# \$638,888 - 43 Sage Hill Lane Nw, Calgary

MLS® #A2202338

**\$638,888**

3 Bedroom, 3.00 Bathroom, 1,609 sqft  
Residential on 0.01 Acres

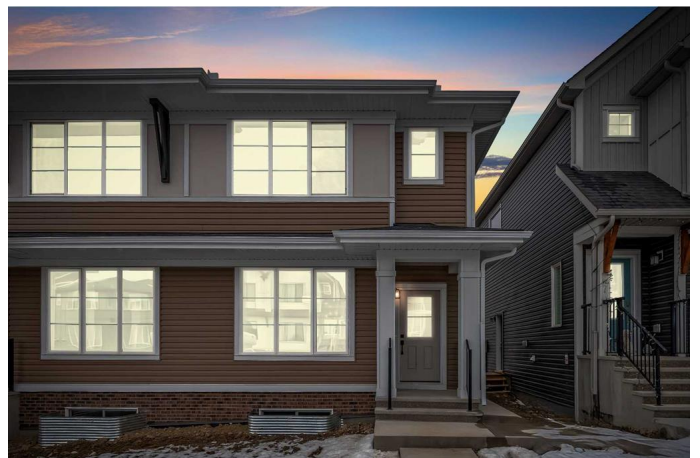
Sage Hill, Calgary, Alberta

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. The home 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	\$638,888
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	40
Zoning	R-Gm

## Listing Details

Listing Office	eXp Realty
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