

# \$728,888 - 34 Sage Hill Lane Nw, Calgary

MLS® #A2244625

**\$728,888**

5 Bedroom, 4.00 Bathroom, 1,814 sqft

Residential on 0.06 Acres

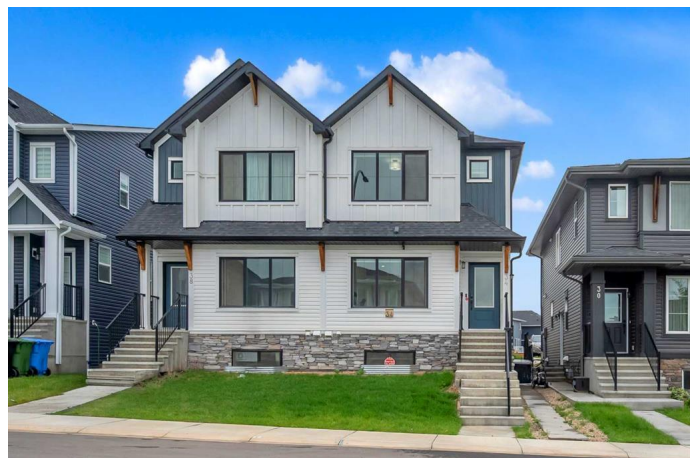
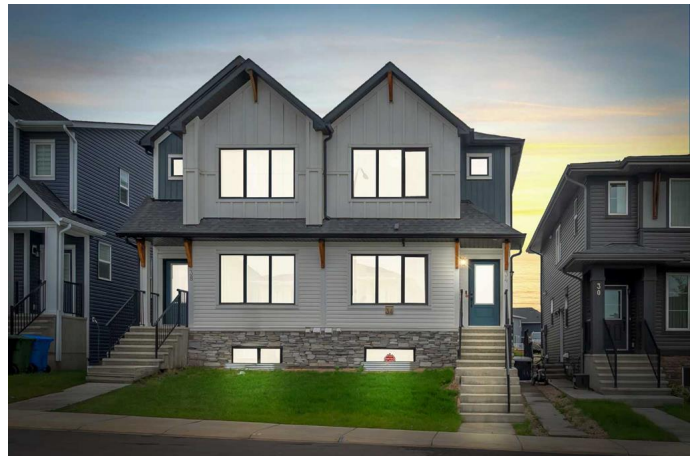
Sage Hill, Calgary, Alberta

Welcome to this beautifully designed semi-detached home with LEGAL BASEMENT SUITE in the highly desirable and family-friendly community of Sage Hill. Built in 2023, this modern 2-storey home offers over 1800 SQFT of developed living space, including a legal 2-bedroom basement suite with a separate entrance – perfect for extended family or rental income.

Situated on a 2,529 SQFT lot, this home boasts 5 spacious bedrooms, 3.5 bathrooms, a double detached garage, and thoughtful upgrades throughout. The open-concept main floor features a large foyer, functional office space, a bright living area, and a stunning kitchen complete with granite countertops, an oversized island, built-in refrigerator, gas cooktop, wall oven, and modern cabinetry. The dining area flows seamlessly into the backyard, ideal for entertaining.

The 9-ft ceilings on both the main and upper floors paired with extra tall 8-ft doors and oversized windows provide tons of natural light and an airy atmosphere. Upstairs, you'll find 3 bedrooms, including a generous primary suite with a tray ceiling, 5-piece ensuite (soaker tub + shower), double vanity, and walk-in closet. A central loft/bonus room and laundry room complete the upper floor.

The fully finished LEGAL BASEMENT SUITE



includes 2 bedrooms, a full 4-piece bathroom, a full kitchen with appliances, a game/living area, separate laundry, and a private exterior entrance – making it a turn-key income suite or multi-generational setup.

Additional features include:

## Motorized blinds

Quartz/granite countertops throughout

Laminate & tile flooring (no carpet on main)

## Modern built-in features

Double vanity and walk-in closets in multiple bedrooms

### Concrete-paved driveway

Located near parks, pathways, shopping, transit, and schools, this home offers a rare opportunity to own a legally suited, move-in ready property in NW Calgary's fastest growing community.

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Don't miss out – book your private showing today: 403 680 5272

Built in 2023

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2244625               |
| Price          | \$728,888              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,814                  |
| Acres          | 0.06                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 34 Sage Hill Lane Nw |
| Subdivision | Sage Hill            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 2B3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)                |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                                                              |
| Cooling           | None                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 2               |
| Zoning         | R-Gm            |

### Listing Details

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