

\$690,000 - 187 Sage Hill Green Nw, Calgary

MLS® #A2269245

\$690,000

4 Bedroom, 4.00 Bathroom, 1,830 sqft

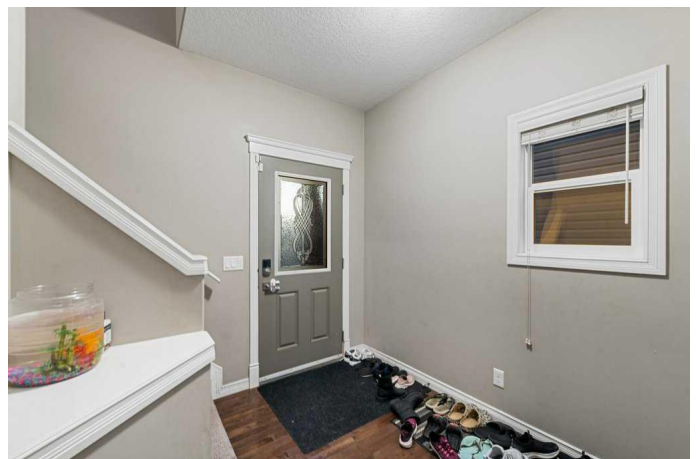
Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully finished family home in sought-after Sage Hill. Step into a spacious foyer with a full closet, then into a bright living room centered around a cozy gas fireplace. The adjoining dining area opens throughÂ to an east-facing backyardâ€”perfect for sunny morning coffeeâ€”complete with a deck and patio for effortless entertaining. The gourmet kitchen impresses with granite countertops, stainless steel appliances, a gas range, and ample storage. A functional mud room with sink and main-floor laundry, plus a convenient 2-piece bath, complete this level. Upstairs, a generous bonus room offers flexible space for movie nights or a home office. Three bedrooms include a serene primary retreat with a walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, an oversized shower, and a corner jetted tub. A well-appointed 4-piece main bath serves the additional bedrooms.

The professionally developed lower level extends your living space with a comfortable recreation room, a fourth bedroom, and another full 4-piece bathroomâ€”ideal for guests or teens. Outside, enjoy a fully landscaped, extra-deep 142' lot with no direct rear neighbors, providing privacy and room to play.

Notable upgrades include 9' knockdown ceilings, rich hardwood flooring, a newer A/C unit, high-efficiency furnace, large hot water tank, and a finished garage. With quick access to schools, parks, pathways, transit, and all the



shops and dining of Sage Hill, this is the complete package—stylish, functional, and move-in ready.

Built in 2010

Essential Information

MLS® #	A2269245
Price	\$690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,830
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	187 Sage Hill Green Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0G8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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