

FAMILY HOME IN SAGE HILL

24 SAGE VALLEY DRIVE NW
CALGARY, AB
COMMUNITY OF SAGE HILL

exp
REALTY
LUXURY

DEXTER/CO
LUXURY REAL ESTATE



PROPERTY SPECS

4 BD 3.5 BA 1489.98 SF

- ATTACHED DOUBLE GARAGE
- BRAND NEW ROOF
- FINISHED BASEMENT
- BRAND NEW SIDING
- RE-FINISHED DECK

PROPERTY STATS

PROPERTY TYPE	2-STORY
YEAR BUILT	2008
TOTAL DEVELOPED	2,047.59
SF	1489.98
ABOVE GRADE SF	3562 SF
LOT SIZE	

YOU HAVE ARRIVED

Step into a home that blends thoughtful updates with everyday comfort, where quality finishes and natural light create a welcoming space for family living. As you arrive, the freshly updated exterior—featuring brand new siding and a brand new roof—offers both striking curb appeal and long-term peace of mind.

Inside, the open-concept living area is filled with warmth and light, with expansive east-facing windows inviting the morning sun into the heart of the home. A vaulted ceiling and cozy gas fireplace set the tone for connection and relaxation, perfect for everything from quiet mornings to evening gatherings.

The layout is both functional and stylish, with every detail designed to support your lifestyle. Whether you're entertaining guests, enjoying time with family, or simply unwinding in your own space, this home offers a seamless blend of comfort, charm, and enduring quality.





STYLISH MODERN KITCHEN & LIVING AREA

The stylish, modern kitchen is designed to bring people together, with stainless steel appliances, a large pantry, and generous counter space that make everyday meals and special occasions feel effortless. The central island is both functional and inviting—perfect for morning coffee, casual dining, or helping the kids with homework.

Just steps away, the bright dining area is bathed in natural light from large east-facing windows overlooking the backyard, creating a warm and cheerful space for family meals and entertaining alike. Flowing seamlessly into the living room, the open layout is ideal for connection, with a vaulted ceiling and gas fireplace adding a cozy focal point to the heart of the home. Whether you're cooking, dining, or relaxing by the fire, this space offers comfort, style, and room to gather.



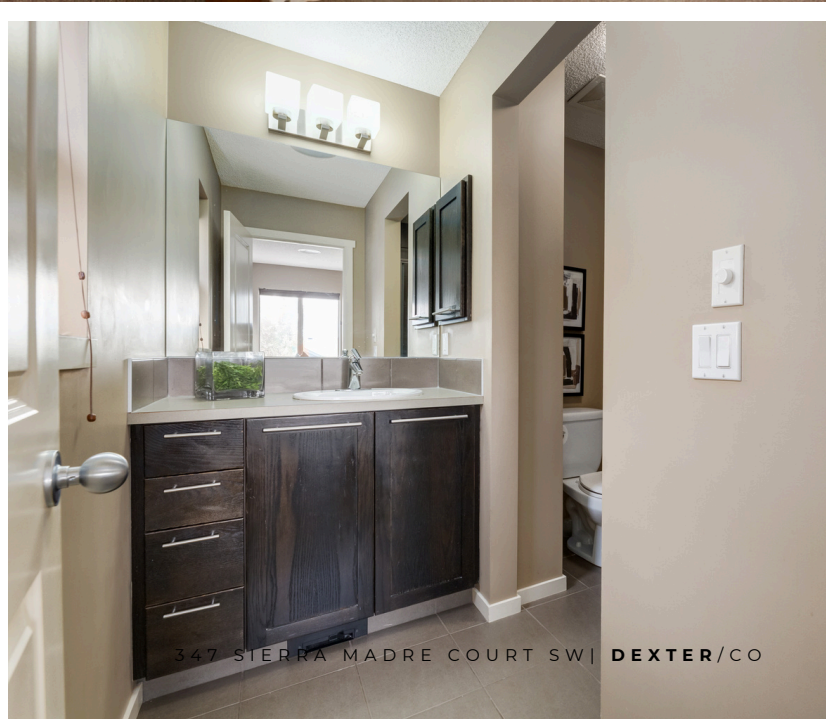


UPPER LEVEL

LIVING AREA

The upper living area offers three spacious bedrooms and two full bathrooms, thoughtfully designed for both comfort and practicality. The primary suite serves as a peaceful retreat, featuring a generous walk-in closet and a bright ensuite bathroom complete with a glass shower. One of the bedrooms, located above the garage, stands out with a massive west-facing window that fills the room with natural light, making it an ideal bonus room, home office, or creative space. The two bedrooms share a well-appointed full bathroom, perfect for family living or guests. Adding to the home's convenience is a central vacuum system & laundry room, making cleaning quick and effortless throughout the upper level and beyond. This well-planned space perfectly balances privacy, functionality, and comfort for everyone in the household.





FINISHED BASEMENT

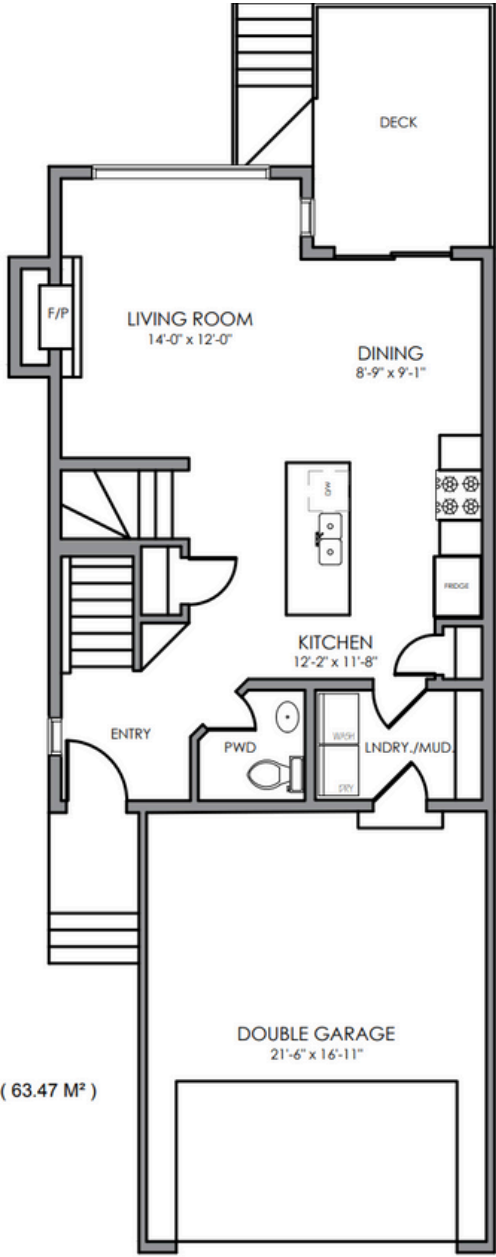
Thoughtfully designed to balance function and comfort, the finished basement offers a generous media and entertainment space—ideal for movie nights, game days, or relaxing with family and friends. A spacious bedroom provides privacy and flexibility, perfect for guests or family members. There's also a dedicated area that can be set up as a home office, making remote work or study convenient and comfortable.

Completing the lower level is a big bedroom and a beautifully renovated full bathroom, adding modern style and practicality to this inviting space. The basement expands your living area with plenty of room for everyday enjoyment and entertaining.



FLOORPLANS

MAIN FLOOR



(63.47 M²)

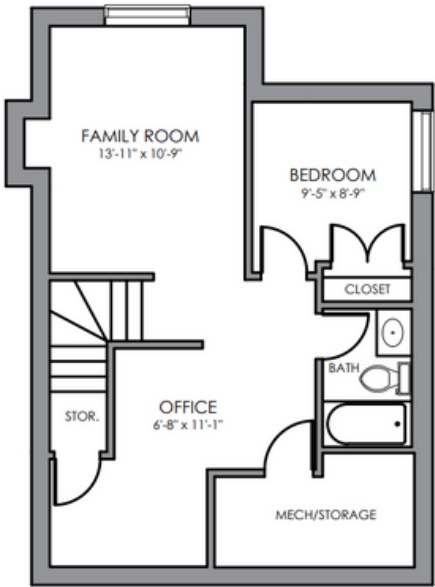
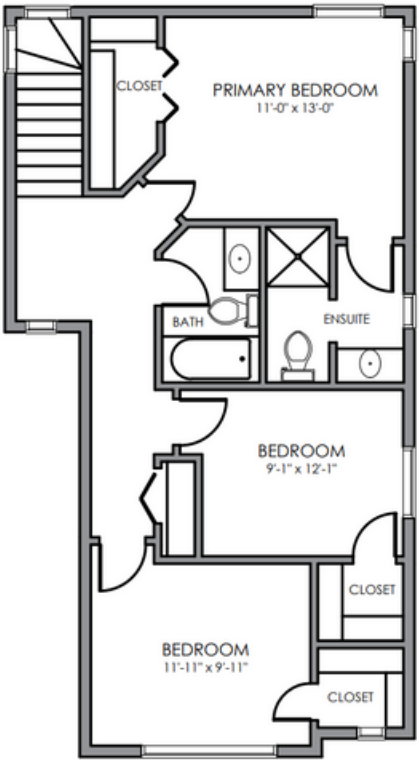
MAIN LEVEL - 683.23 SF

UPPER LEVEL- 806.75 SF

BASEMENT - 557.61 SF

TOTAL AREA - 2047.59 SF

SECOND LEVEL
RMS AREA: 806.75 FT² (74.95 M²)



BASMENT
AREA: 557.61 FT² (51.8 M²)

LIFESTYLE IN SAGE HILL

Located in the heart of Calgary's vibrant northwest, Sage Hill is a welcoming, family-friendly community that offers the perfect balance of modern convenience and natural beauty. Whether you're looking to settle down, raise a family, or enjoy a quieter lifestyle with city access, Sage Hill has it all.

Sage Hill is home to Sage Hill Crossing, a bustling retail destination featuring Walmart, London Drugs, restaurants, cafes, and essential services. Just minutes away, the Symons Valley Farmers Market offers a true local experience with fresh produce, handmade goods, and seasonal events. Coffee shops, medical clinics, and fitness centres are all within easy reach, making daily errands simple and stress-free. Enjoy Sage Hill's extensive network of walking and biking trails, winding through parks, ponds, and green spaces. Whether you're out for a run, walking the dog, or simply enjoying nature with your family, this community encourages an active, outdoor lifestyle.

With quick access to Stoney Trail and Shaganappi Trail, getting around the city is a breeze. Downtown Calgary is just 20–25 minutes away, making Sage Hill a convenient location for commuters who want suburban peace without sacrificing connectivity.

Families will find excellent educational options nearby, including Buffalo Rubbing Stone School (K–4), Hidden Valley School (K–3), Valley Creek School (4–9), and Notre Dame High School (10–12). With plans for future school developments, Sage Hill continues to grow with its residents in mind.

From vibrant shopping and cozy cafes to tranquil pathways and quality schools, Sage Hill is a community designed for living well. Discover the lifestyle you've been looking for—right here in Calgary's northwest.



KYLE DEXTER
TEAM LEAD

C | 403.690.7589
E | KYLE@DEXTERANDCO.CA
IG | @KTDEXTER



RYAN WOOLMAN
REAL ESTATE ADVISOR

C | 403.919.8673
E | RYAN@DEXTERANDCO.CA
IG | @RYANWOOLMANREALESTATE

WWW.DEXTERANDCO.CA