

# \$1,149,998 - 145 Sage Meadows Circle Nw, Calgary

MLS® #A2262385

**\$1,149,998**

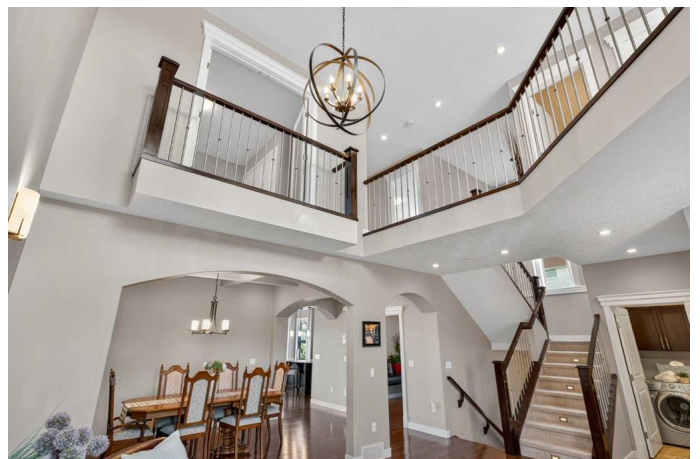
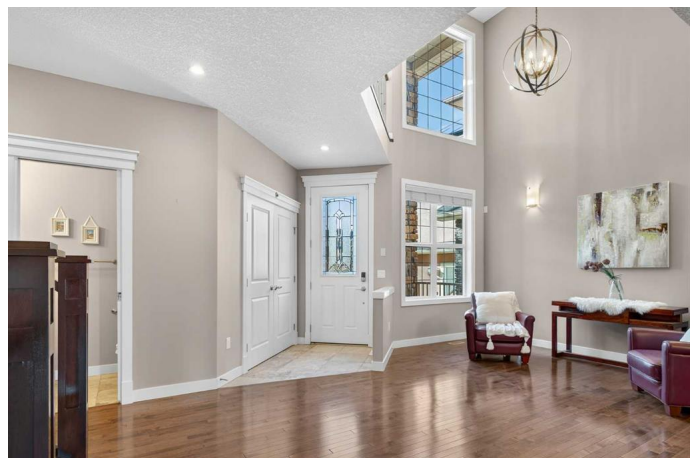
5 Bedroom, 4.00 Bathroom, 2,725 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

This stunning two-story residence offers over 3,800 sq. ft. of beautifully developed living space, perfectly designed for comfort and functionality. Backing onto Nose Creek - a beautiful tranquil natural setting, the east-facing backyard welcomes peaceful morning sunshine and provides a serene backdrop to everyday living. Step inside and be greeted by soaring ceilings and an abundance of natural light that enhances the elegant open layout. The main floor features a formal living and dining room—ideal for gatherings—along with a versatile flex room that can be used as a home office or study. The gourmet kitchen is a true showpiece, featuring granite countertops, a centre island, and stainless steel built-in appliances. The living room is warm and inviting, anchored by a cozy fireplace framed with beautiful built-in shelving and complemented by rich hardwood floors. Upstairs, the expansive primary suite offers a luxurious retreat with a spa-inspired ensuite, dual sinks, and a spacious walk-in closet. Two additional bedrooms and a large bonus room provide plenty of space for family and relaxation.

The fully developed walkout basement is thoughtfully designed with two bedrooms, a full bathroom, and a complete kitchen — perfect for extended family or guests. This exceptional home offers easy access to major roads, nearby amenities, and scenic walking paths, making it an ideal blend of comfort, convenience, and natural beauty. \*\*\*VIRTUAL



TOUR AVAILABLE\*\*\*

Built in 2011

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262385    |
| Price          | \$1,149,998 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,725       |
| Acres          | 0.10        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 145 Sage Meadows Circle Nw |
| Subdivision | Sage Hill                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3P 0G3                    |

### Amenities

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

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry |
| Appliances        | Built-In Oven, Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings  |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |

|                 |                                          |
|-----------------|------------------------------------------|
| Fireplace       | Yes                                      |
| # of Fireplaces | 1                                        |
| Fireplaces      | Gas                                      |
| Has Basement    | Yes                                      |
| Basement        | Finished, Full, Exterior Entry, Walk-Out |

## Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Reserve, Front Yard, Level, No Neighbours Behind, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                                                            |
| Construction      | Concrete, Wood Frame                                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 12                |
| Zoning         | R-G               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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