

145 Sage Meadows Circle NW
Calgary, Alberta

MLS # A2262385



\$1,124,998

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,725 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Enviro		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Basement: Dishwasher, microwave hoodfan, refrigerator, stove

OPEN HOUSE, Sunday, Nov 9, 2:00pm-4:00pm. 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. Bonus Features: NEW ROOF and NEW EAVESTROUGH ***VIRTUAL TOUR AVAILABLE***