

\$1,124,998 - 145 Sage Meadows Circle Nw, Calgary

MLS® #A2262385

\$1,124,998

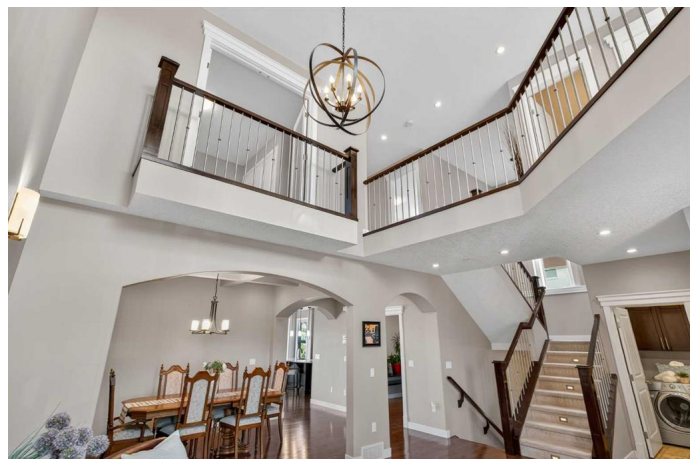
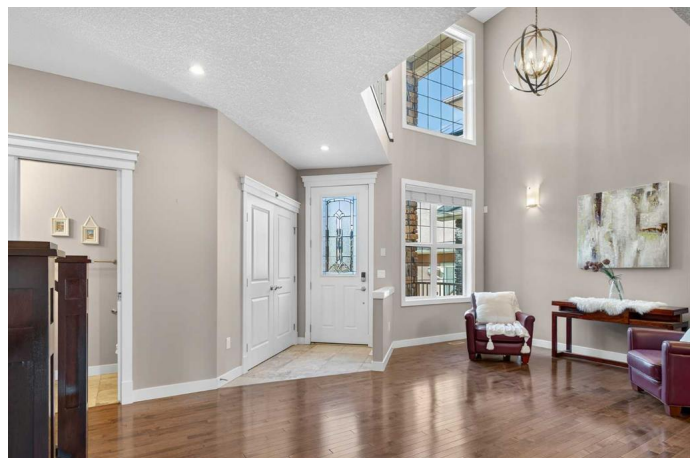
5 Bedroom, 4.00 Bathroom, 2,725 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

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***

Built in 2011

Essential Information

MLS® #	A2262385
Price	\$1,124,998
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	Full

Exterior

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

Additional Information

Date Listed	October 9th, 2025
Days on Market	26
Zoning	R-G

Listing Details

Listing Office	Royal LePage Benchmark
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