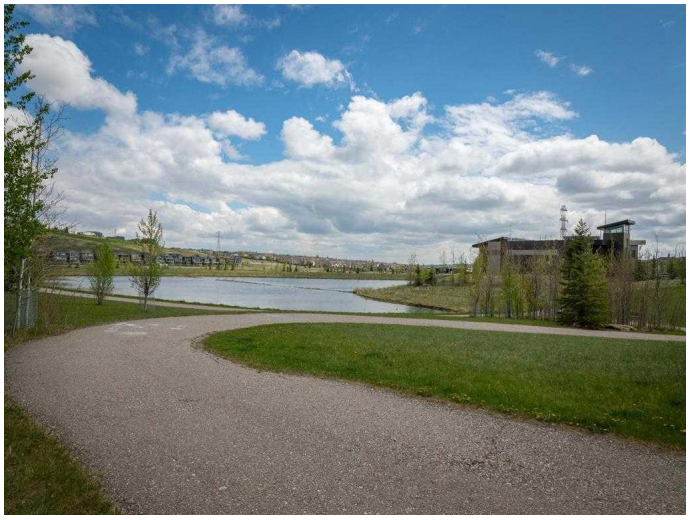
$850,000 - 309 Sage Meadows Circle Nw, Calgary

MLS® #A2249940

$850,000
5 Bedroom, 4.00 Bathroom, 2,002 sqft
Residential on 0.17 Acres

Sage Hill, Calgary, Alberta



Welcome to Sage Meadows, a family-oriented community surrounded by parks, green spaces, ponds, and wetlands right at your doorstep. This stunning two-story home with over 2,700 sq. ft. of developed living space and a fully finished basement offers everything your family could want, from curb appeal to stylish interiors. The open-concept main floor features a spacious living room with a cozy gas fireplace, a dedicated home office, and a gourmet kitchen with a large island, stainless steel appliances, corner pantry, and abundant storage, along with a conveniently located 2-piece bathroom. Upstairs, youâ€™ll find a roomy bonus room and three generous bedrooms, including a bright south-facing primary suite with a walk-in closet and a luxurious ensuite complete with a tiled soaker tub, standing shower, and elegant vanity. The fully finished basement expands the living space with two additional bedrooms, a large family/games room, and a tastefully designed 4-piece bath. Outdoors, enjoy a wide driveway perfect for shooting hoops in front of the two-car garage, and a south-facing fenced backyard with a wooden deck, mature trees, and access to pathways and pondsâ€”offering both low-maintenance landscaping and space for entertaining. With a built-in multimedia system, quick access to major routes, just 25 minutes to downtown and 15 minutes to the international airport, this character-filled home combines convenience, comfort, and charmâ€”all it needs is you!

Built in 2012

Essential Information

MLS® #	A2249940
Price	$850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,002
Acres	0.17
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	309 Sage Meadows Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0E7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Creek/River/Stream/Pond
Roof	Asphalt
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	1
Zoning	R-G

Listing Details

Listing Office	The Real Estate District

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.