

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

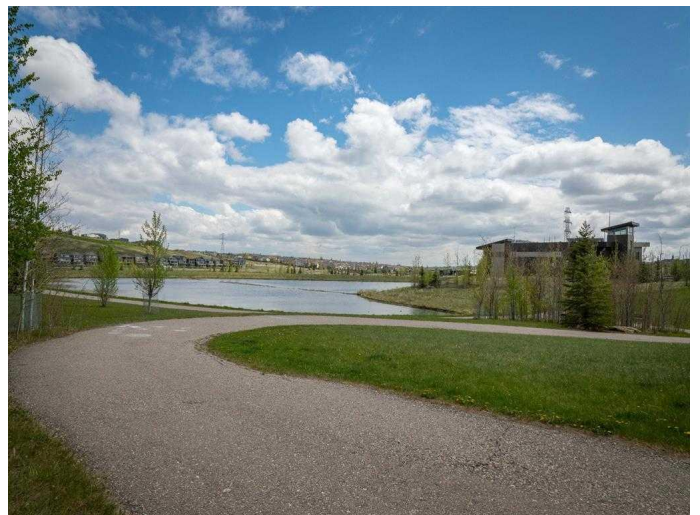
MLS® #A2249940

**\$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, you'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 ponds—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 charm—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
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## 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
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