

# \$774,999 - 309 Sage Meadows Circle Nw, Calgary

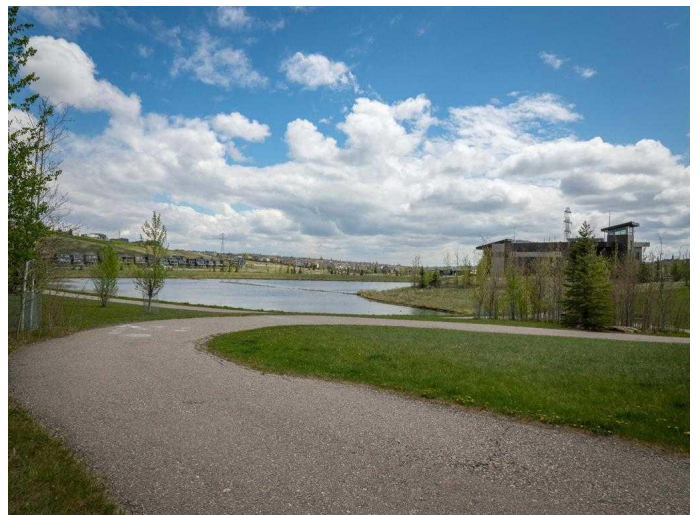
MLS® #A2249940

**\$774,999**

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          | \$774,999   |
| 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        69  
Zoning                    R-G

**Listing Details**

Listing Office            The Real Estate District

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