

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

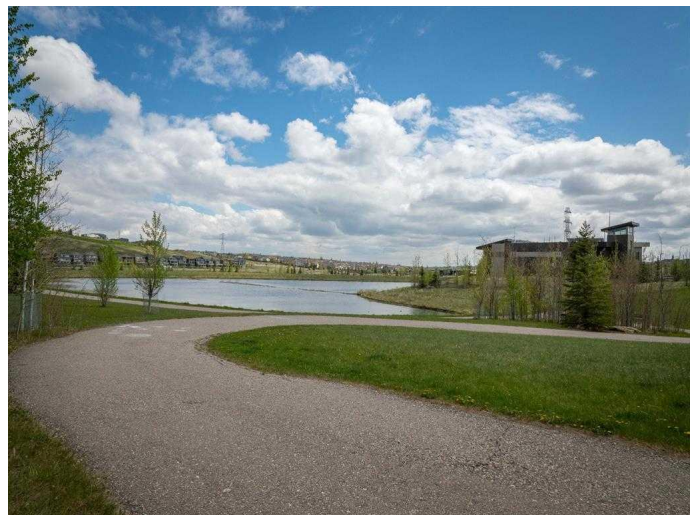
MLS® #A2249940

**\$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          |
| <b>Exterior</b>   |                         |
| 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 | 68                |
| Zoning         | R-G               |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.