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309 Sage Meadows Circle NW, Calgary, Alberta - \$825,000



Main Photo

Property Description

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



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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!

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