

# \$1,220,000 - 157 Sage Meadows Circle Nw, Calgary

MLS® #A2228207

**\$1,220,000**

4 Bedroom, 4.00 Bathroom, 2,926 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

**\*OPEN HOUSE SAT & SUN 1-3\*** Offered for the first time, this elegant walkout home is perfectly positioned on a quiet street backing directly onto a peaceful ravine with no rear neighbours and uninterrupted views of the natural landscape. Thoughtfully designed with 10 foot ceilings throughout the main floor and impeccably maintained, it offers nearly 4,100 sq. ft. of stylish, functional living space across three finished levels. A welcoming foyer with built-in seating and storage sets the tone for the high-end design throughout, including wide plank flooring, upgraded lighting, built-in speakers, central vacuum and oversized windows framing scenic views. The main floor office with French doors provides a private and productive workspace. The showpiece kitchen is designed for both entertaining and daily living with full-height cabinetry, dual wall ovens, a 6-burner gas stove, built-in coffee station, walk-in pantry and a large island with breakfast bar seating. Extended cabinetry with a wine fridge continues into the dining area, where patio sliders lead to the expansive full-width deck with glass railings and a spiral staircase to the lower yard, perfect for an indoor/outdoor lifestyle. The living room is anchored by a striking stone feature wall with a gas fireplace flanked by built-ins. Upstairs, a vaulted bonus room offers a bright family retreat, while the laundry room includes a sink, storage, and folding counter. The primary suite is a serene escape with tray ceiling detail, ravine views, a walk-in closet and a luxurious



5-piece ensuite with dual vanities, jetted soaker tub, oversized steam shower and built-in makeup station. Two additional bedrooms and a 4-piece bathroom complete the upper level. The finished walkout basement is built for entertaining, featuring a pub-style wet bar with stone feature wall and island, a rec room with fireplace, and a games area with a negotiable pool table. A fourth bedroom with walk-in closet and full 3-piece bath add versatility. Walk out to a covered patio and a beautifully landscaped yard that blends into the natural reserve beyond. Outdoor highlights also include an exposed aggregate driveway, matching back patio, and steps to the backyard from the front of the home. The oversized double garage adds daily convenience. Located in one of NW Calgary's most vibrant communities, this home is steps to walking paths, scenic ponds and wetlands, with quick access to shopping, schools, restaurants, fitness studios and Stoney Trail. The sellers have especially loved hosting on the upper deck, the kitchen's functionality, the steam shower and the peace and wildlife of having no rear neighbours.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228207    |
| Price          | \$1,220,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,926       |
| Acres          | 0.10        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 157 Sage Meadows Circle Nw |
| Subdivision | Sage Hill                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3P 0G3                    |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Bar Fridge, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings, Wine Refrigerator                                                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                             |
| Fireplaces        | Gas, Living Room, Recreation Room                                                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                           |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                                                                                                                                                      |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Stone, Stucco, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 9              |
| Zoning         | R-G            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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