

# \$800,000 - 238 Sage Meadows Circle Nw, Calgary

MLS® #A2198859

**\$800,000**

4 Bedroom, 4.00 Bathroom, 2,423 sqft  
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Step inside to an open-concept main floor, where a chef's kitchen awaits, complete with stainless steel appliances, granite countertops, and a large island, perfect for entertaining. The adjoining living room features a cozy fireplace, creating a warm and inviting atmosphere for gatherings. The dining area opens up to the backyard, providing a seamless indoor-outdoor living experience. A flex room is also located on the main floor.

The upper level boasts a stunning family room with soaring vaulted ceilings, creating a bright and airy space perfect for relaxation, movie nights, or spending quality time with loved ones.

The master suite is a true retreat, boasting a walk-in closet and an ensuite bathroom with dual vanities, a soaking tub, and a separate shower. Two additional bedrooms on the upper level offer flexibility for a growing family, guest accommodations.

This home has a fully finished basement with its own private side entrance, making it a great option for a multi-generational family or rental opportunity. The basement features a spacious living area, a wet bar, an additional bedroom, and a full bathroom, providing a completely independent living space.

Enjoy the outdoors on the brand-new Duratek deck, perfect for summer barbecues and



relaxation. Additional upgrades include a newly replaced garage door, adding to the home's curb appeal and functionality.

Located in Sage Hill, this home is surrounded by ponds, parks, walking trails, and top-rated schools. Enjoy easy access to multiple shopping centres, restaurants, and recreational facilities, with quick commutes to downtown Calgary and major roadways.

This is the perfect blend of convenient design, thoughtful upgrades, and prime location. Schedule your private viewing today!

Built in 2011

### **Essential Information**

MLS® #	A2198859
Price	\$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,423
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	238 Sage Meadows Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Oversized
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Decorative
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 6th, 2025
Days on Market	7
Zoning	R-G

### Listing Details

Listing Office	eXp Realty
----------------	------------

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