

# \$1,199,990 - 157 Sage Meadows Circle Nw, Calgary

MLS® #A2246289

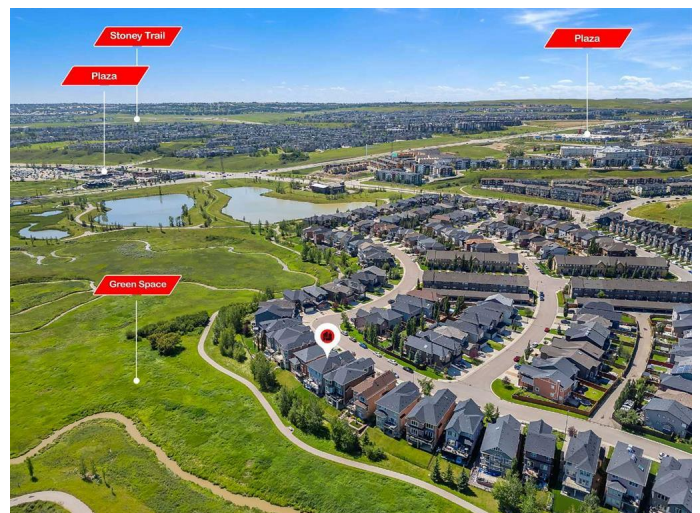
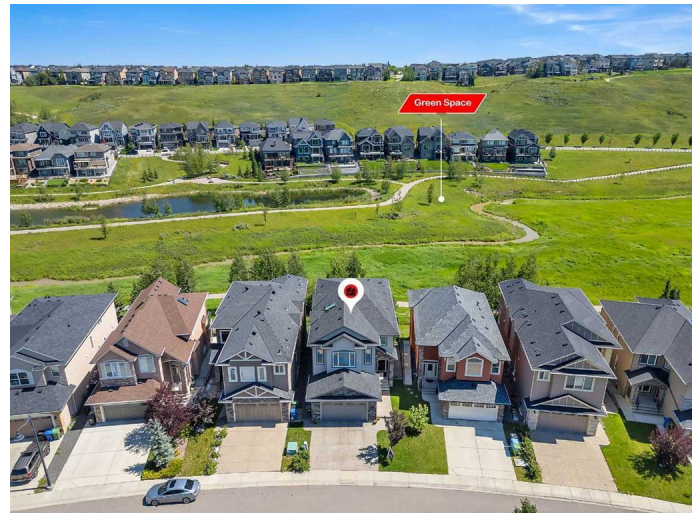
**\$1,199,990**

4 Bedroom, 4.00 Bathroom, 2,926 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

\*Open House Sat & Sun 12PM-3PM\* Offered for the first time, this refined walkout home is quietly tucked away on a ravine lot with no rear neighbours, just endless views of nature and the sound of stillness. Designed for those who appreciate quality and calm, this 4,100 sq. ft. residence spans three finished levels of beautifully curated living space. Inside, 10-foot ceilings, wide plank ceramic tile flooring, and oversized windows frame the kind of views most homes only dream of. From the moment you enter, you're greeted by custom built-ins and thoughtful touches throughout including upgraded lighting, built-in speakers, and central vac. French 8-foot doors open to a private main-floor office with potential as a guest room, flex area, or playroom. Nearby, the spacious half bath offers easy conversion to a full bath thanks to its depth. The kitchen is the heart of the home, delivering both function and flair. Full-height cabinetry, dual wall ovens, a 6-burner gas range, built-in coffee station, wine fridge, and a massive island make this space perfect for everything from weekday breakfasts to wine-fueled dinner parties. Step out to the full-width upper deck and take in uninterrupted ravine views. Glass railings, a spiral staircase, and total privacy create an indoor-outdoor flow rarely seen. Below, the landscaped yard blends seamlessly into the reserve. Upstairs, retreat to a vaulted bonus room and a dreamy primary suite with tray ceilings, spa-inspired ensuite, and calming views. Two more bedrooms, a stylish 4-piece



bath, and an oversized laundry room with sink and folding counter complete the upper floor. Downstairs, the walkout level is an entertainerâ€™s dream. A pub-style wet bar, cozy rec room with fireplace, and games area with space for a pool table set the stage for unforgettable evenings. A fourth bedroom with its own full bath offers flexibility for guests or teens. Other highlights include an oversized double garage, exposed aggregate driveway, and private stair access from the front yard to the back. Located in one of NW Calgaryâ€™s most vibrant and walkable communities, just minutes to paths, ponds, shops, schools, restaurants, and Stoney Trail. The sellers will miss hosting on the upper deck, sipping coffee with wildlife as their backdrop, and the peace that only a ravine-backed home can bring.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246289    |
| Price          | \$1,199,990 |
| 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, Dryer, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings, Wine Refrigerator, Double Oven                                                                                             |
| 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    | August 6th, 2025 |
| Days on Market | 15               |
| Zoning         | R-G              |

### Listing Details

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