

# \$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 | 6               |
| Zoning         | R-G             |

### Listing Details

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

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