

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

MLS® #A2228207

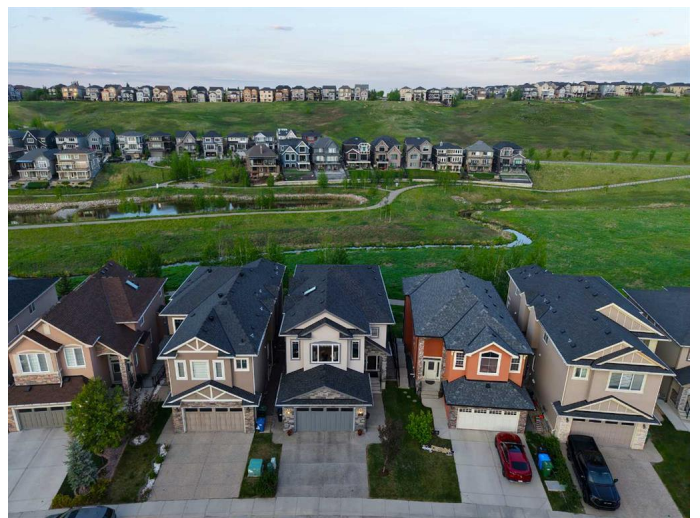
**\$1,199,990**

4 Bedroom, 4.00 Bathroom, 2,926 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

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	\$1,199,990
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), 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, Central Vacuum, 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	June 5th, 2025
Days on Market	57
Zoning	R-G

### **Listing Details**

Listing Office	LPT Realty
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