

# \$770,000 - 226 Sage Meadows Circle Nw, Calgary

MLS® #A2243096

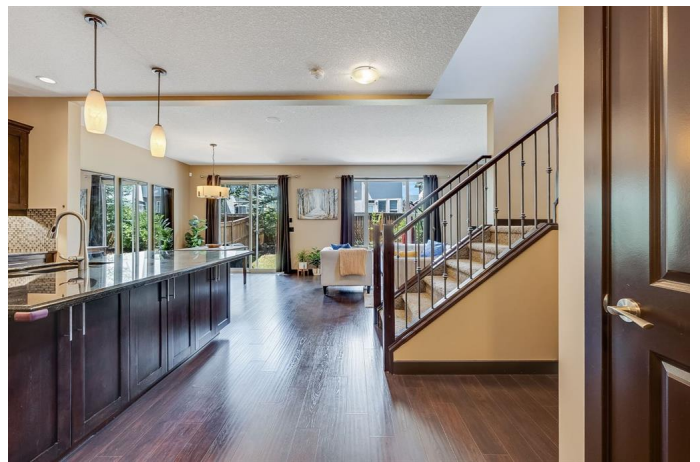
**\$770,000**

3 Bedroom, 3.00 Bathroom, 2,166 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Sophisticated Elegance in Sage Hill's™ Premier Community. Discover the perfect blend of luxury and tranquility in this stunning Sage Hill residence, nestled in one of Calgary's™ most sought-after neighborhoods. Boasting impeccable craftsmanship and designer finishes, this home offers an elevated living experience with breathtaking mountain views, lush green spaces, and a serene ambiance. Step inside to be greeted by an open-concept layout bathed in natural light, featuring soaring 9'™ ceilings, custom built-ins, and elegant granite surfaces. The gourmet kitchen is a masterpiece, showcasing rich stained maple cabinetry, top-tier stainless steel appliances, and a sprawling island—ideal for culinary enthusiasts and effortless entertaining. Upstairs, retreat to a spacious primary suite designed for relaxation, complete with a lavish 5-piece ensuite featuring dual vanities, a deep soaker tub, and a frameless glass shower adorned with exquisite tilework. Two additional well-appointed bedrooms and a grand vaulted bonus room provide ample space for family and guests. Outside, the fully landscaped yard offers a private oasis with an irrigation system for the front, side as well as the back of the home and a chic patio, perfect for al fresco dining or serene morning coffees. In 2022 the home also had upgraded insulation in the attic to increase the home's efficiency. Conveniently located near top-rated schools, Creekside Shopping Centre, premier golf courses, and



major routes like Stoney Trail and Deerfoot, this home combines luxury living with unmatched accessibility. Don't miss the opportunity to own this exceptional property—schedule your private viewing today and experience Sage Hill's finest.

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243096    |
| Price          | \$770,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,166       |
| Acres          | 0.09        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 226 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 |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, |
|-------------------|------------------------------------------------------------------------|

|                 |                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------|
|                 | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, High Ceilings, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                       |
| Heating         | Forced Air, Natural Gas                                                                                                                |
| Cooling         | None                                                                                                                                   |
| Fireplace       | Yes                                                                                                                                    |
| # of Fireplaces | 1                                                                                                                                      |
| Fireplaces      | Gas, Living Room                                                                                                                       |
| Has Basement    | Yes                                                                                                                                    |
| Basement        | Full, Unfinished                                                                                                                       |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stone, Wood Frame, Stucco              |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 84               |
| Zoning         | R-G              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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