



157 Sage Meadows Circle Calgary Alberta

\$1,220,000

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...

Recreational, Games room 27.33 Ft x 17.00 Ft

Furnace 14.75 Ft x 13.00 Ft

Bedroom 11.92 Ft x 15.42 Ft

3pc Bathroom 8.42 Ft x 10.67 Ft

Kitchen 12.67 Ft x 10.92 Ft

Dining room 16.58 Ft x 16.00 Ft

Bonus Room 21.00 Ft x 15.42 Ft

Laundry room 8.17 Ft x 6.58 Ft

Primary Bedroom 14.50 Ft x 21.75 Ft

Other 9.92 Ft x 8.33 Ft

Bedroom 11.83 Ft x 14.00 Ft

Bedroom 13.58 Ft x 12.33 Ft

a

Listing Presented By:



Originally Listed by:
LPT Realty

RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Living room 13.83 Ft x 13.92 Ft
Den 7.83 Ft x 10.25 Ft
2pc Bathroom 7.92 Ft x 5.42 Ft

5pc Bathroom 13.58 Ft x 11.75 Ft
4pc Bathroom 10.17 Ft x 6.92 Ft