



79 sage meadows Circle Calgary Alberta

\$544,900

HUGE PRICE REDUCTION - Below assessment! Welcome to 79 Sage Meadows Circle NW—a rare and spacious 1,700+ sqft townhome that seamlessly blends modern comfort with designer style in one of Calgary's most desirable communities. This sun-soaked, south-facing home features an open-concept main floor with expansive windows, a gourmet kitchen with quartz countertops and stainless steel appliances, and a generous dining area that opens onto a private balcony—perfect for morning coffee or evening BBQs. Upstairs, you'll find three large bedrooms, including a vaulted-ceiling primary retreat with a walk-in closet and a luxurious double-vanity ensuite, plus the convenience of upper-floor laundry. The lower level offers a bright, versatile space ideal for a home office, along with direct access to the heated double attached garage. Backing onto the quiet and friendly community of Arrive Sage and just steps from scenic walking trails and parks, you're also minutes from premier shopping destinations like Beacon Hill, Sage Hill Crossing, and Creekside. Conveniently located with quick access to Stoney Trail, Deerfoot Trail, and Calgary International Airport. Within the community, it's only steps to walking trails with ponds and greenspaces, parks and playgrounds. With central A/C, a tankless hot water system, a Culligan water softener, and thoughtful upgrades throughout, this home delivers the perfect blend of peace, style, and everyday practicality. Book your private showing today—this one won't last! (id:6769)

Other 7.58 Ft x 3.67 Ft

Other 4.17 Ft x 3.58 Ft

Office 12.25 Ft x 10.08 Ft

Furnace 3.58 Ft x 12.50 Ft

Living room 12.08 Ft x 13.00 Ft

Other 11.92 Ft x 9.17 Ft

Dining room 10.50 Ft x 8.50 Ft

Other 8.83 Ft x 10.83 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Primary Bedroom 12.17 Ft x 11.42 Ft

Other 3.75 Ft x 6.67 Ft

4pc Bathroom 11.00 Ft x 5.58 Ft

Laundry room 5.67 Ft x 3.75 Ft

Bedroom 9.92 Ft x 11.33 Ft

Bedroom 9.33 Ft x 9.92 Ft

3pc Bathroom 5.42 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:
Real Broker

https://instagram.com/shinhome_yyc



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