



145 Sage Meadows Circle Calgary Alberta

\$1,124,998

This stunning two-story residence offers over 3,800 sq. ft. of beautifully developed living space, perfectly designed for comfort and functionality. Backing onto Nose Creek - a beautiful tranquil natural setting, the east-facing backyard welcomes peaceful morning sunshine and provides a serene backdrop to everyday living. Step inside and be greeted by soaring ceilings and an abundance of natural light that enhances the elegant open layout. The main floor features a formal living and dining room—ideal for gatherings—along with a versatile flex room that can be used as a home office or study. The gourmet kitchen is a true showpiece, featuring granite countertops, a centre island, and stainless steel built-in appliances. The living room is warm and inviting, anchored by a cozy fireplace framed with beautiful built-in shelving and complemented by rich hardwood floors. Upstairs, the expansive primary suite offers a luxurious retreat with a spa-inspired ensuite, dual sinks, and a spacious walk-in closet. Two additional bedrooms and a large bonus room provide plenty of space for family and relaxation. The fully developed walkout basement is thoughtfully designed with two bedrooms, a full bathroom, and a complete kitchen – perfect for extended family or guests. This exceptional home offers easy access to major roads, nearby amenities, and scenic walking paths, making it an ideal blend of comfort, convenience, and natural beauty. Bonus Features: CENTRAL AC, NEW ROOF and NEW EAVESTROUGH ***VIRTUAL TOUR AVAILABLE*** (id:6769)

4pc Bathroom 6.92 Ft x 9.92 Ft

Bedroom 12.42 Ft x 14.58 Ft

Bedroom 12.33 Ft x 16.33 Ft

Kitchen 9.42 Ft x 10.08 Ft

Recreational, Games room 14.92 Ft x 18.58 Ft

Furnace 14.92 Ft x 7.67 Ft

2pc Bathroom 6.83 Ft x 3.50 Ft

Dining room 12.92 Ft x 10.08 Ft

Family room 17.25 Ft x 14.58 Ft

Laundry room 6.25 Ft x 8.25 Ft

Living room 22.25 Ft x 13.50 Ft

Office 10.08 Ft x 10.08 Ft

3pc Bathroom 11.75 Ft x 6.42 Ft

5pc Bathroom 11.92 Ft x 14.42 Ft

Bedroom 10.08 Ft x 11.83 Ft

Bedroom 11.92 Ft x 11.08 Ft

Bonus Room 19.92 Ft x 15.50 Ft

Primary Bedroom 16.58 Ft x 12.92 Ft

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Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

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