



72 Sage Meadows Circle Calgary Alberta

\$979,900

Price reduced! Welcome to 72 Sage Meadows Circle NW, a beautifully upgraded two-storey home in the desirable community of Sage Hill offering 2,307 sq. ft. above grade plus a fully finished basement. This impressive residence features a total of 5 bedrooms and 3.5 bathrooms, including a fully self-contained legal 2-bedroom basement suite with separate entrance and private laundry--ideal for extended family or rental income potential. The main floor showcases a bright open-concept design with hardwood flooring throughout the principal living areas. The spacious living room is centered around a cozy gas fireplace, while the chef-inspired kitchen is appointed with granite countertops, stainless steel appliances, a large central island, and a walk-in pantry. The adjacent dining area provides direct access to the fully fenced and landscaped backyard, and expansive two-tier deck, perfect for outdoor entertaining. A convenient main floor laundry room with cabinetry and utility sink, along with a well-appointed powder room, completes the level. Upstairs, the primary suite offers a generous layout with a walk-in closet featuring built-in organizers and a luxurious 5-piece ensuite complete with dual vanities, a deep soaker tub, and a separate shower. Two additional spacious bedrooms share a full bathroom with modern finishes. The vaulted bonus room provides excellent flexibility for a media space, playroom, or home office and can also easily be converted into a sixth bedroom if desired. Extensive upgrades enhance the home's comfort and efficiency, including built-in ceiling speakers on every floor, upgraded lighting fixtures, smart thermostats with home automation pre-wiring, rough-in for central vacuum, a water softening and filtration system, and premium Rockwool soundproofing insulation. The exterior is finished with durable acrylic stucco and decorative stone detailing. A...

Primary Bedroom 14.67 Ft x 16.00 Ft

Bedroom 9.83 Ft x 7.67 Ft

Bedroom 12.25 Ft x 13.50 Ft

Kitchen 9.92 Ft x 14.25 Ft

Recreational, Games room 13.42 Ft x 14.25 Ft

4pc Bathroom 4.92 Ft x 7.17 Ft

2pc Bathroom 4.92 Ft x 5.08 Ft

Office 10.17 Ft x 8.42 Ft

Foyer 6.50 Ft x 5.08 Ft

Laundry room 7.67 Ft x 8.92 Ft

5pc Bathroom 8.67 Ft x 10.83 Ft

Bedroom 10.42 Ft x 12.00 Ft

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Listing Presented By:



Originally Listed by:
Grand Realty

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RE/MAX Realty Professionals

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Furnace 9.83 Ft x 8.58 Ft

Kitchen 14.50 Ft x 17.33 Ft

Dining room 11.00 Ft x 8.50 Ft

Living room 12.00 Ft x 14.92 Ft

Other 12.00 Ft x 4.67 Ft

Bedroom 10.17 Ft x 13.83 Ft

4pc Bathroom 10.50 Ft x 4.92 Ft