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GRASSROOTS
REALTY GROUP

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72 Sage Meadows Circle NW
Calgary, Alberta

MLS # A2288749

$949,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,306 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stone	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

The asking price reduced by $50k to sell it NOW! 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. An oversized double attached garage features Proslat wall storage organizers and provides ample space for parking and storage. Ideally located close to shopping, parks, major roadways including Stoney Trail, Calgary International Airport, and Cross Iron Mills, this exceptional home combines space, style, functionality, and income potential in a highly sought-after family-friendly neighborhood. Contact your favorite realtor today to schedule your private showing before it is sold!