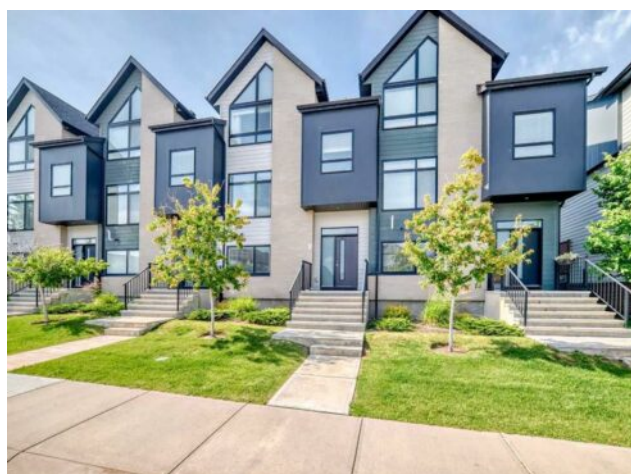


79 sage meadows Circle NW  
Calgary, Alberta

MLS # A2238680



**\$544,900**

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 338 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Wood Frame  | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A  |                   |        |

**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!