26 Sage Meadows Way NW

Calgary | Active | MLS® A2352478

$728,888









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2011**	**2,412 sq. ft.**

Your next move starts with a conversation.

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Listed by LPT Realty

A closer look

OPEN HOUSE-SAT 21 FROM 1:00 PM-4:00 PM. Welcome to this exceptional two-storey family home nestled on a quiet cul-de-sac in the sought-after community of Sage Hill. Offering an impressive 3,483 sq. ft. of fully developed living space with 9-foot ceilings on both the main floor and basement, plus a SIDE ENTRANCE, this beautifully maintained home combines comfort, functionality, and style for modern family living. Recent updates include a new roof, furnace, and air conditioner, providing added peace of mind for years to come.

The bright and spacious main floor features an open-concept design with rich hardwood flooring, a dedicated home office, and a well-appointed kitchen complete with granite countertops, a large walk-in pantry, and ample cabinetry, perfect for everyday living and entertaining. Expansive windows fill the home with natural light and overlook the sunny backyard.

Upstairs, the generous primary retreat offers a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a full bathroom, and a spacious bonus room provide plenty of room for family gatherings, movie nights, or a children’s play area.

The professionally finished basement adds incredible versatility, featuring luxury vinyl plank flooring, a stunning wet bar with granite countertops, built-in cabinetry, and a bar fridge. A large fourth bedroom and full bathroom create the ideal space for guests, extended family, or a private retreat.

Step outside to enjoy the sun-drenched backyard, complete with a two-tiered deck, perfect for summer BBQs, entertaining, or simply relaxing outdoors.

Conveniently located close to parks, pathways, shopping, schools, and everyday amenities, this outstanding home offers the perfect blend of space, comfort, and value in one of Calgary’s most desirable northwest communities. Don’t miss this incredible opportunity.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352478
Bedrooms	4
Bathrooms	4
Year Built	2011
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,412 sq. ft.
Main Level Finished Area:	1,095.25 sq. ft.
Below Grade Finished Area:	1,070.25 sq. ft.
Acreage:	No
Lot Area:	3,571 sq. ft.
Lot Frontage:	32'5¾"
Lot Details:	33.99 M 111.52
Front Exposure:	North
Unit Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2011 (Age: 15)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	0
Plan:	1013961
Heating:	Fireplace(s), Forced Air, Natural Gas

Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	4
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Sage Hill
Appliances:	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Freezer, Microwave, Range Hood, Washer, Window Coverings
Inclusions:	shed
Restrictions:	None Known
Main Floor	Entrance · 5'10" × 5' ·
Main Floor	Office · 11'10" × 11'3" ·
Main Floor	Living/Dining Room Combination · 15' × 14'2" ·

Main Floor	Kitchen · 14'2" × 12'10" ·
Main Floor	Dining Room · 12'5" × 8'4" ·
Main Floor	Pantry · 14'6" × 6'3" ·
2nd Floor	Bedroom - Primary · 15' × 13' ·
2nd Floor	Bedroom · 11' × 10' ·
2nd Floor	Bedroom · 11' × 10' ·
2nd Floor	Bonus Room · 15' × 12'1" ·
2nd Floor	Laundry · 8'5" × 6' ·
Basement	Living Room · 22'1" × 12'4" ·
Basement	Game Room · 15'8" × 8' ·
Basement	Bedroom · 14'7" × 14'6" ·
Basement	Kitchenette · 10'3" × 8' ·
Basement	Furnace/Utility Room · 11'6" × 7'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	Private Yard, Storage
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Cul-De-Sac, Front Yard, Lawn, No Back Lane, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/26-sage-meadows-way-nw-calgary-a2352478/

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