# \$870,000 - 305 Sage Meadows Park Nw, Calgary

MLS® #A2204785

## \$870,000

5 Bedroom, 5.00 Bathroom, 2,275 sqft Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

?Welcome to this stunning North facing, former Genesis-built showhome offers luxurious living in a prime location, backing onto serene green space for added privacy and tranquility. The main floor boasts a spacious living area featuring a cozy gas fireplace, perfect for relaxing evenings, along with a convenient full bathroom with a den/office area which can be used as a bedroom and a well-appointed spice kitchen for added culinary convenience. A separate dining area leads to the backyard with a huge deck and fully landscaped area with an uninterrupted view. Elegant iron spindle railings adorn the staircase, adding a touch of sophistication. Upstairs, you'II find two spacious primary suites with the First primary comes with a walk-in closet and a 5pc ensuite and the second Primary bedroom has a 4pc ensuite, providing ample comfort and privacy, along with a third bedroom and a versatile bonus area. These spaces share a well-designed 4-piece bathroom, while a separate laundry room adds practicality to daily living. The basement features a separate entrance and includes an illegal suite complete with two bedrooms, a functional kitchen, a comfortable living area, and a high-efficiency furnace, making it ideal for guests or rental income. Situated close to top-rated schools, shopping centers, and playgrounds, this home combines modern elegance with unbeatable convenience, making it the perfect place to call home.







### **Essential Information**

MLS®# A2204785 Price \$870,000

Bedrooms 5 Bathrooms 5.00 Full Baths 5

Square Footage 2,275 Acres 0.09 Year Built 2019

Type Residential Sub-Type Detached Style 2 Storey Status Active

# **Community Information**

Address 305 Sage Meadows Park Nw

Subdivision Sage Hill City Calgary County Calgary Province Alberta

Postal Code T3P 1P6

#### **Amenities**

Parking Spaces

Parking Double Garage Attached, Off Street

# of Garages 2

#### Interior

Built-in Features, Closet Organizers, Double Vanity, Granite Counters, **Interior Features** 

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Separate Entrance, Vinyl Windows

Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, **Appliances** 

Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Forced Air Heating Central Air Cooling

Fireplace Yes

# of Fireplaces 1 Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Stone, Stucco, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 23rd, 2025

Days on Market 24
Zoning R-G

## **Listing Details**

Listing Office PREP Realty

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