



**26 Sage Meadows Way NW
Calgary, Alberta**

MLS # A2302439



\$825,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,412 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: shed

OPEN HOUSE: Saturday April 18th 1pm-3pm. Discover this spacious two-storey family home in the highly desirable community of Sage Hill, offering 3,483 sq. ft. of fully developed living space with 9-foot ceilings on both the main floor and basement. Featuring 4 bedrooms plus a bonus room, this home is tucked away on a quiet cul-de-sac and offers a sun-filled backyard—providing the perfect balance of comfort, space, and functionality for a growing family. The main floor showcases a bright open-concept layout with beautiful hardwood flooring, a dedicated home office, and a well-appointed kitchen complete with granite countertops and a large walk-in pantry, making it ideal for both everyday living and entertaining guests. Upstairs, the primary bedroom retreat features a spacious walk-in closet and a spa-inspired 5-piece ensuite. Two additional bedrooms, a full bathroom, and a welcoming bonus room provide plenty of space for family time, a playroom, or a media area. The fully finished basement, professionally renovated, features luxury vinyl plank flooring, an impressive wet bar with granite countertops, built-in cabinetry, and a fridge. It also includes a large guest bedroom and full bathroom, offering privacy and flexibility for visitors, extended family. Step outside to enjoy the sunny backyard complete with a two-tiered deck, perfect for summer gatherings or relaxing in the sunshine. Located close to parks, shopping, and everyday amenities, this well-maintained home offers space, versatility, and investment value in one of Calgary’s most popular northwest communities. A wonderful opportunity not to be missed.