



GRASSROOTS
REALTY GROUP

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

MLS # A2314394



\$725,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,927 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Light		

Heating:	High Efficiency, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Crown Molding, Granite Counters, No Animal Home		

Inclusions: N/A

WOW! Fully developed 2 storey with over 2700 sq. ft. Totally upgraded with New Roof Shingles/Eaves/Flooring/Freshly painted/Baseboards and Shows like New. Located in the special Enclave of SAGE MEADOWS of Sage Hill, where all the Detach Homes are Stucco. MAIN FLOOR - 9' Ceilings, Flex room as you enter, Family room with Fire place, Big Kitchen with Island & Pantry and Granite Counters, Dining area and door to the Deck, Den (could be used as Bedroom), 3 pcs Bathroom and Laundry room. UPPER - 3 good size Bedrooms, Bonus room, Full Bathroom. Master Bedroom is Huge with full 5 pcs Ensuite and a walk in closet. BASEMENT - Large Rec Room with wall to wall cabinets, Den, storage and 3pcs Washroom. OTHER - Garage is all drywalled and painted, Good size Deck, Stucco/Stone siding, Nice Yard with storage shed. Vacant for immediate possession. Please review the Virtual/photos/3d walk thru and much much more to get the full glimpse of this Home.