



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

906 Sage Meadows Gardens NW
Calgary, Alberta

MLS # A2324640



\$419,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,295 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Interior Lot, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-1 d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: rods, garden boxes, turf in front yard, shelves in living room, square shelves in dining room, hooks by front door, powder room cabinet

Welcome to this stunning former show home offering over 1,900 sq. ft. of beautifully designed living space, plus a fully finished basement, in the highly sought-after NW community of Sage Hill. Boasting 3 bedrooms and 3.5 bathrooms. Thoughtfully upgraded throughout, this exceptional home features a newer air conditioning unit, new roof, updated lighting, custom wallpaper feature walls, and designer finishes that add style and character to every space. The bright, open-concept main floor is flooded with natural light and offers the perfect layout for both everyday living and entertaining. The spacious living and dining areas flow seamlessly into the gourmet kitchen, complete with stainless steel appliances, quartz countertops, an undermount sink, stylish subway tile backsplash, ceiling-height cabinetry and a large island with bar seating. Durable vinyl plank flooring spans the main level, which also features a convenient 2-piece powder room, generous storage and a welcoming front entry. Upstairs, you'll find two spacious bedrooms and two full bathrooms, including an impressive primary retreat with vaulted ceilings, a massive walk-through closet and a luxurious ensuite featuring dual sinks, a spacious shower/tub combo and plenty of storage. The second bedroom is generously sized with a walk in closet, while the upper-level laundry adds everyday convenience. The fully finished basement offers incredible additional living space with newer flooring in the bedroom, a large recreation room, a full bathroom, and an oversized walk-in closet. Making it an ideal space for guests, a home office, gym, or additional family living. Outside, enjoy the sunny south facing, private fenced front patio with turf, BBQ gas line and beautiful garden boxes, perfect for relaxing or entertaining. Additional features include durable Hardie board siding with attractive brick detailing, a tankless

hot water heater, an assigned parking stall, and a visitor parking pass. This complex features low condo fees and a very well management board! Ideally located within the complex and also close to shopping, restaurants, schools, parks, and scenic walking pathways, this move-in-ready home offers the perfect combination of style, comfort and convenience. With premium upgrades, a fully finished basement and the added appeal of being a former show home, this is an exceptional opportunity you won't want to miss