



GRASSROOTS
REALTY GROUP

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26 Sage Meadows Way NW
Calgary, Alberta

MLS # A2344327



\$750,000

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, Cul-De-Sac, Front Yard, Lawn, No Back Lane, Private		

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:	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		
Inclusions:	Garage door openers		

SUN 4th FROM 3:00PM-5:00 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.

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