# \$839,900 - 301 Sage Meadows Park Nw, Calgary

MLS® #A2223814

### \$839,900

3 Bedroom, 3.00 Bathroom, 2,313 sqft Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained former show home, offering 2,313 sq ft of thoughtfully designed living space in a quiet and family-friendly neighborhood. This impressive home features 3 spacious bedrooms plus a large bonus room, ideal for both relaxation and entertainment. The main floor boasts 9-foot ceilings, elegant quartz countertops throughout, a gas range, and a BBQ gas line leading to the rear deck, perfect for outdoor dining. Premium upgrades include central air conditioning, a water softener, a reverse osmosis water filter, motion-activated light switches, ventilation fan timers, and a radon mitigation system for added peace of mind. Additional highlights include a Class 4 impact-resistant roof and a 220V RV charging outlet in the garage. With its combination of style, comfort, and smart features, this home is move-in ready and perfect for modern living.

Built in 2021

#### **Essential Information**

MLS® # A2223814 Price \$839,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

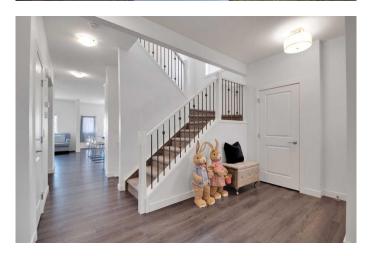
Half Baths 1

Square Footage 2,313

Acres 0.09







Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 301 Sage Meadows Park Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3P1P6

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Smoking Home,

Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood,

Refrigerator

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line, Garden, Lighting

Lot Description Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 26 Zoning R-1

# **Listing Details**

Listing Office Century 21 Bravo Realty

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