# \$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

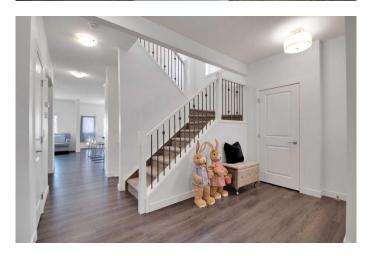
Half Baths 1

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
Basement None

#### **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 10 Zoning R-1

# **Listing Details**

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.