

\$870,000 - 305 Sage Meadows Park Nw, Calgary

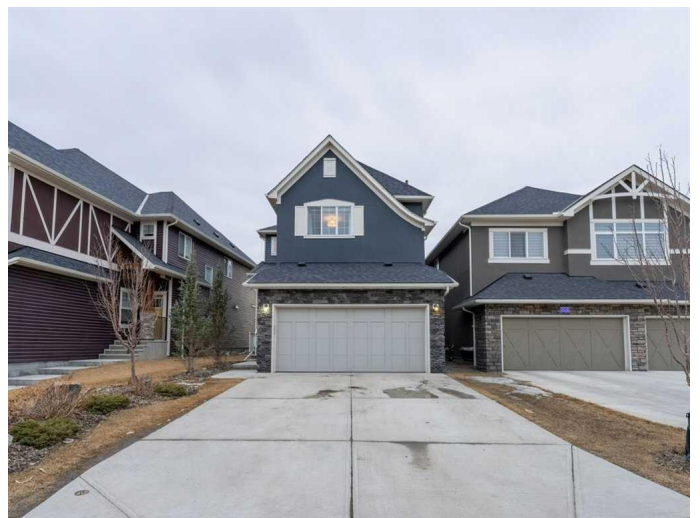
MLS® #A2204785

\$870,000

5 Bedroom, 5.00 Bathroom, 2,275 sqft
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning North facing, former Genesis-built showhome offers luxurious living in a prime location, backing onto serene green space for added privacy and tranquility. The main floor boasts a spacious living area featuring a cozy gas fireplace, perfect for relaxing evenings, along with a convenient full bathroom with a den/office area which can be used as a bedroom and a well-appointed spice kitchen for added culinary convenience. A separate dining area leads to the backyard with a huge deck and fully landscaped area with an uninterrupted view. Elegant iron spindle railings adorn the staircase, adding a touch of sophistication. Upstairs, you'll find two spacious primary suites with the First primary comes with a walk-in closet and a 5pc ensuite and the second Primary bedroom has a 4pc ensuite, providing ample comfort and privacy, along with a third bedroom and a versatile bonus area. These spaces share a well-designed 4-piece bathroom, while a separate laundry room adds practicality to daily living. The basement features a separate entrance and includes an illegal suite complete with two bedrooms, a functional kitchen, a comfortable living area, and a high-efficiency furnace, making it ideal for guests or rental income. Situated close to top-rated schools, shopping centers, and playgrounds, this home combines modern elegance with unbeatable convenience, making it the perfect place to call home.



Built in 2019

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2204785 |
| Price | \$870,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 5 |
| Square Footage | 2,275 |
| Acres | 0.09 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 305 Sage Meadows Park Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1P6 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|---|
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, Backs on to Park/Green Space |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 23rd, 2025 |
| Days on Market | 20 |
| Zoning | R-G |

Listing Details

| | |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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