

301 Sage Meadows Park NW

Calgary, Alberta

MLS # A2242418



\$799,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)		
Inclusions:	N/A		

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.