

# \$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	39
Zoning	R-1

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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