

\$849,900 - 18 Sage Meadows Way Nw, Calgary

MLS® #A2108924

\$849,900

4 Bedroom, 4.00 Bathroom, 2,425 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Location, location, location!! Close to all amenities including the Creekside mall, Close to walking paths, schools, parks, and easy access to Deerfoot Trail and Stoney Trail. This prestigious home with 9 ft ceilings, is nestled in the very desirable Sage Hill community.

Welcome to this two story dream house with many upgrades! Large foyer with built in bench and large closet features upgraded ceramic tile and open to below with high ceilings. Flex room on the main floor can be an extra sitting area, office, or formal dining area. Open concept from the kitchen, living room and dining room area. Patio doors to a south facing backyard with an amazing deck and gas outlet for BBQ and fire table. Privacy trees have been planted in this fully fenced and landscaped backyard.. Kitchen features tons of cabinets , stainless steel appliances, corner pantry, granite countertops, travertine backsplash, and a huge island with an eating bar. Original hardwood flooring has been refinished throughout the main level. Fireplace in the living room with built in cabinets for an amazing feature wall. Upstairs has a huge bonus room with vaulted ceilings. Three more bedrooms up including a large master with 5 pce ensuite that includes corner jetted tub, custom tiled shower and a skylight for extra natural lighting. . Another 4 pce bath up as well as a very functional laundry room for everyone's convenience. Main level has a two piece bath. All bathrooms come with granite counter tops. Basement is fully finished and



has a SEPERATE ENTRANCE. Basement features a huge rec room with oversized windows. Spacious bedroom with double doors and large closet area. Another amazing 4 pce bath down with heated floors. Heated Double attached garage is fully insulated and drywalled. Home comes with rounded corners , skylight in the open to below area for extra natural light. This size of home doesn't come up that often, especially having been very well maintained. Shows 10 out of 10!

Built in 2010

Essential Information

MLS® #	A2108924
Price	\$849,900
Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,425
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	18 Sage Meadows Way Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0E7

Amenities

Parking Spaces	4
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Parking Double Garage Attached

Interior

Interior Features High Ceilings, Skylight(s)
Appliances Built-In Oven, Dishwasher, D Microwave, Range Hood, Re
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full



Exterior

Exterior Features Private Yard
Lot Description Rectangular Lot
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 23rd, 2024
Date Sold March 8th, 2024
Days on Market 14
Zoning R-1N
HOA Fees 0.00

Listing Details

Listing Office Diamond Realty & Associates LTD.

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