

\$885,000 - 36 Sage Meadows Circle Nw, Calgary

MLS® #A2158350

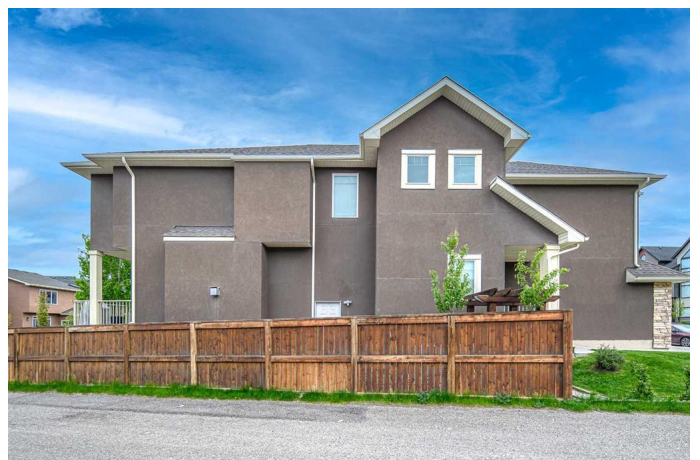
\$885,000

4 Bedroom, 4.00 Bathroom, 2,555 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome to the Meadows at Sage Hill! This home is the perfect package for families and investors looking to settle in Calgary. Featuring an elegant stucco exterior with stone accents at the garage entrance, finished with 3,464 sq ft living space residence impresses from the moment you arrive. The welcoming entrance boasts a 20-foot high ceiling and hardwood flooring that enhances the lifestyle appeal. The smartly designed family room offers a cozy space to enjoy tea with guests. As you continue through the home, you'll find a relaxing area centered around a stone fireplace with built-in shelves. The high-class kitchen is a chef's dream, featuring granite countertops, crown-molded cabinetry, glass cabinet doors, and built-in appliances, including a microwave and oven. The spacious dining area overlooks a beautiful backyard, perfect for family meals and entertaining. Upstairs, three spacious bedrooms and a stunning bonus room await. The bonus room, with built-in benches under the window, is flooded with natural light, making it an ideal gathering space for family. The spacious ensuite features a tiled-to-the-ceiling glass door standup shower and a tiled soaker tub, providing the perfect setting to enjoy moments of quiet and relaxation. The home also features a separate entrance to the basement, which includes an upgraded bedroom with shelves, a kitchen including sink, fridge, chimney hood fan, electrical cooktop, an electric fireplace in the living room, and a



dining area. This setup is perfect for guests or rental opportunities. Don't forget to checkout the new poxy flooring in the big size of double garage. This corner lot can easily turn into a three car drive way if you fill up the concrete in the front. Conveniently located near meadows and just minutes away from major shopping areas, including Walmart, T&T, and Costco, Creekside Shopping plaza, etc. Close to Kenneth D Taylor School. This home is also close to Beddington Highway and Stoney Trail. Don't miss outâ€”book a showing today!

Built in 2012

Essential Information

MLS® #	A2158350
Price	\$885,000
Sold Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,555
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	36 Sage Meadows Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0E8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Chandelier, Crown Molding, Granite Counters, Kitchen Island, Pantry
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	August 22nd, 2024
Days on Market	6
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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