

# \$799,000 - 301 Sage Meadows Park Nw, Calgary

MLS® #A2242418

**\$799,000**

3 Bedroom, 3.00 Bathroom, 2,313 sqft

Residential on 0.09 Acres

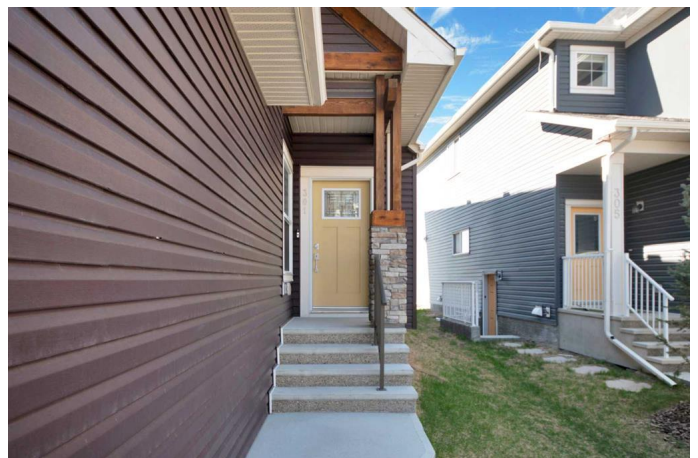
Sage Hill, Calgary, Alberta

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® #         | A2242418  |
| Price          | \$799,000 |
| 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), Microwave, Range Hood, Refrigerator, Gas Stove    |
| 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    | July 22nd, 2025 |
| Days on Market | 6               |
| Zoning         | R-1             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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