

# \$870,000 - 305 Sage Meadows Park Nw, Calgary

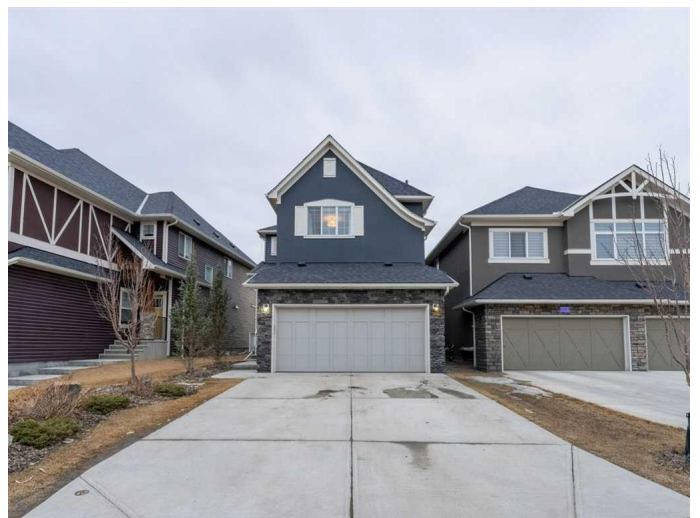
MLS® #A2204785

**\$870,000**

5 Bedroom, 5.00 Bathroom, 2,275 sqft  
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning North facing, former Genesis-built showhome offers luxurious living in a prime location, backing onto serene green space for added privacy and tranquility. The main floor boasts a spacious living area featuring a cozy gas fireplace, perfect for relaxing evenings, along with a convenient full bathroom with a den/office area which can be used as a bedroom and a well-appointed spice kitchen for added culinary convenience. A separate dining area leads to the backyard with a huge deck and fully landscaped area with an uninterrupted view. Elegant iron spindle railings adorn the staircase, adding a touch of sophistication. Upstairs, you'll find two spacious primary suites with the First primary comes with a walk-in closet and a 5pc ensuite and the second Primary bedroom has a 4pc ensuite, providing ample comfort and privacy, along with a third bedroom and a versatile bonus area. These spaces share a well-designed 4-piece bathroom, while a separate laundry room adds practicality to daily living. The basement features a separate entrance and includes an illegal suite complete with two bedrooms, a functional kitchen, a comfortable living area, and a high-efficiency furnace, making it ideal for guests or rental income. Situated close to top-rated schools, shopping centers, and playgrounds, this home combines modern elegance with unbeatable convenience, making it the perfect place to call home.



Built in 2019

## Essential Information

MLS® #	A2204785
Price	\$870,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	2,275
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	305 Sage Meadows Park Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1P6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 23rd, 2025
Days on Market	27
Zoning	R-G

## Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.