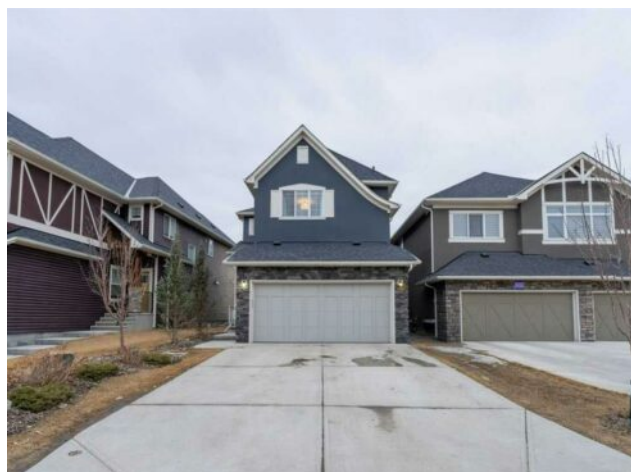


**305 Sage Meadows Park NW  
Calgary, Alberta**

**MLS # A2214747**



**\$859,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,275 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	N/A		

?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.