



GRASSROOTS
REALTY GROUP

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**288 Sage Meadows Circle NW
Calgary, Alberta**

MLS # A2243318

\$782,900



Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Lawn, Low Maintenance Landscape		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

Luxury Estate Living in Sage Hill – Over 2,700 Sq. Ft. of Sophistication Welcome to this beautifully maintained, executive 2-storey home in the prestigious Estate area of Sage Hill. Boasting over 2,700 square feet of refined living space, this original-owner residence offers 4 spacious bedrooms, 3.5 bathrooms, and a south facing bonus room, perfect for modern family life and upscale entertaining. High-End Interior Finishes: • Gourmet kitchen with upgraded maple cabinetry, stainless steel appliances, and an oversized granite island • Elegant open-concept great room featuring detailed architectural columns, a cozy gas fireplace, and expansive dining space • Direct access to a Duratek maintenance-free deck with a natural gas BBQ line, ideal for hosting summer gatherings Relax in Style: • Spacious bonus room with vaulted ceilings and south-facing windows for abundant natural light • Luxurious primary suite featuring a large walk-in closet and a 5-piece spa-inspired ensuite with corner soaker tub and separate glass shower • Well-sized secondary bedrooms, served by a stylish 4-piece bathroom Professionally Finished Basement by Today’s Builder: • Versatile recreation/entertainment area • Additional bedroom and 4-piece bath – ideal for guests, a home gym, or teen retreat Additional Features Include: • Medico Deadbolt for enhanced security • Hunter Douglas blinds throughout • AIR CONDITIONING for year-round comfort • Double attached garage with new springs • All new showerheads and kitchen faucet • Premium stucco exterior, brand new roof and eavestroughs Nestled in a tranquil pocket of Sage Hill, surrounded by scenic walking paths, serene ponds, top-rated schools, and premier shopping. Enjoy the perfect blend of peaceful suburban living with urban

convenience. This home isn't just a place to live — it's a lifestyle. Contact your favorite REALTOR® today to book a private showing!