



GRASSROOTS
REALTY GROUP

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

MLS # A2276589



\$1,080,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,725 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Enviro		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Basement: Dishwasher, microwave hood fan, refrigerator, electric stove

*** OPEN HOUSE, Sat, Jan 3, 1:00pm-3:00pm*** Welcome Home! Two-story walk-out home with 3,800+ sq. ft of developed living space, Granite on all countertops, kitchen island, upgraded stainless steel built-in appliance package, hardwood floors, crown mouldings, french doors, wide hallway. Soaring ceilings and abundant natural light, formal living and dining rooms, flex room/home office , living room with fireplace and built-in shelving, extra-large washrooms , expansive primary suite with spa-inspired ensuite, dual sinks, and walk-in closet , Two additional upstairs bedrooms plus MASSIVE bonus room WITH LOTS OF WINDOWS! Professionally developed walkout basement with 2 bedrooms, full bath, and full kitchen, Poured concrete walkway leading to the walkout, Stucco exterior, estate area of Sage Hill, short walk to park, nearby ponds, creek, and picnic areas. Easy access to major roads, amenities, and scenic walking paths. Central A/C, NEW roof, NEW eavestrough. Backs onto Nose Creek, east-facing backyard with morning sun. ***VIRTUAL TOUR AVAILABLE***