

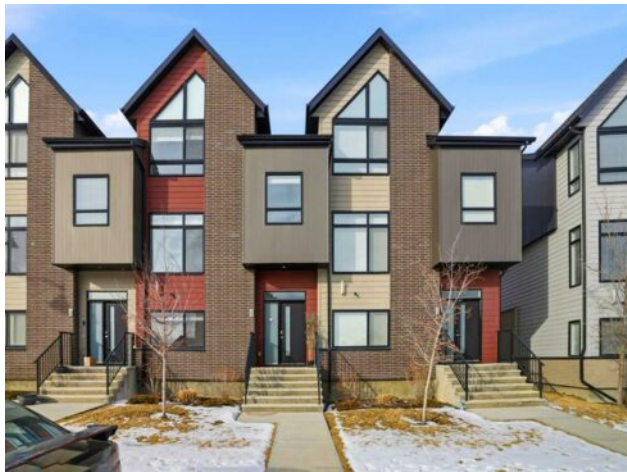


GRASSROOTS
REALTY GROUP

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

MLS # A2282781



\$545,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,707 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Cleared, Front Yard, Low Maintenance Landscape, Rectangular Lot, Undergr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-1 d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

This stunning 3-storey, 3-bed, 2.5-bath former show home delivers contemporary elegance with premium upgrades throughout. Move-in ready and meticulously maintained. **CHEF'S KITCHEN & OPEN LIVING** Gourmet kitchen with 2-tone cabinetry, quartz counters, subway tile backsplash & Samsung stainless appliances. Open-concept design flooded with natural light. Covered balcony with gas BBQ line for effortless entertaining. **PRIMARY SUITE SANCTUARY** Dramatic vaulted ceilings, expansive windows, walk-in closet with barn door & spa-inspired ensuite featuring oversized shower and quartz double vanities. **PREMIUM FEATURES ?** Heated double-car garage ? Ground-floor flex room (perfect home office) ? Upgraded vinyl plank & laminate flooring ? Tankless water system & LED lighting ? Upper-level laundry (Whirlpool washer/dryer included). Chair lift installed (can be removed at buyer's request). **UNBEATABLE LOCATION** Walk to Symons Valley Nature Reserve trails. Minutes to Sage Hill shopping districts. Quick access to Symons Valley Road, Deerfoot & Stoney Trail. Low condo fees include lawn care & snow removal. Show home quality. Turnkey perfection. Prime location. This one won't last.