



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

**MLS # A2137644**



**\$914,990**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,555 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** Basement appliances including: Chimney Hoodfan, Microwave, Electrical cooktop, Fridge.

Welcome to the Meadows at Sage Hill! This home is the perfect package for families and investors looking to settle in Calgary. Featuring an elegant stucco exterior with stone accents at the garage entrance, this 2555.2 sq ft residence impresses from the moment you arrive. The welcoming entrance boasts a 20-foot high ceiling and hardwood flooring that enhances the lifestyle appeal. The smartly designed family room offers a cozy space to enjoy tea with guests. As you continue through the home, you'll find a relaxing area centered around a stone fireplace with built-in shelves. The high-class kitchen is a chef's dream, featuring granite countertops, crown-molded cabinetry, glass cabinet doors, and built-in appliances, including a microwave and oven. The spacious dining area overlooks a beautiful backyard, perfect for family meals and entertaining. Upstairs, three spacious bedrooms and a stunning bonus room await. The bonus room, with built-in benches under the window, is flooded with natural light, making it an ideal gathering space for family. The spacious ensuite features a tiled-to-the-ceiling glass door standup shower and a tiled soaker tub, providing the perfect setting to enjoy moments of quiet and relaxation. The home also features a separate entrance to the basement, which includes an upgraded bedroom with shelves, a kitchen including sink, fridge, chimney hood fan, electrical cooktop, an electric fireplace in the living room, and a dining area. This setup is perfect for guests or rental opportunities. Don't forget to check out the new poxy flooring in the big size of double garage. This corner lot can easily turn into a three car drive way if you fill up the concrete in the front. Conveniently located near meadows and just minutes away from major shopping areas, including Walmart, T&T, and Costco, Creekside Shopping plaza, etc. Close to Kenneth D Taylor School. This

home is also close to Beddington Highway and Stoney Trail. Don't miss out&mdash;book a showing today!