



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

**MLS # A2144129**



**\$899,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,428 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)

**Inclusions:** Fridge, hood fan and stove in the basement suite

Immaculate former show home with 5 bedrooms with a WEST backyard and separate entrance to the basement suite. The main floor is bright and open with a casually elegant design, hardwood floors and an abundance of natural light. Open to above the grand foyer grants a welcoming first impression. An open and airy flex space makes the perfect home office. Sit back and relax in front of the gas fireplace flanked by built-ins in the inviting living room with clear sightlines promoting unobstructed conversations. The kitchen inspires culinary adventures featuring stainless steel appliances, full-height cabinets, a pantry for extra storage and a large centre island allowing a ton of prep and gathering space. Encased in windows that overlook the backyard, the sunshine-filled dining room has ample space to connect over a delicious meal. A handy mudroom and a privately tucked away powder room complete this level. Your accent up the stairs is illuminated by a sunny skylight. Open to below a lofted alcove would be a perfect homework space or a quiet reading nook. The primary bedroom is a true owner's sanctuary thanks to the spacious design that can fit king-sized furniture, a large walk-in closet and a luxurious ensuite boasting dual sinks, a deep soaker tub and a huge oversized shower. Doors have been added to the former vaulted bonus room (currently being used as a bedroom and wardrobe is REMOVABLE AND NOT BUILT IN) enclosing the space for another bedroom or adding privacy to this great gathering space. 2 additional bedrooms, another full bathroom and a convenient laundry room are all also on this uppermost level. Completely private from the upper levels with a separate side entrance the illegally suited basement creates great income potential or extra versatile space to fit your family's lifestyle. The open concept floor plan has several

windows and a neutral colour pallet. A full kitchen, a massive living area, a 5th bedroom, a 4-piece bathroom and loads of storage come together to create a copious amount of space that is beautiful, functional and private. Enjoy sunny west exposure in the backyard with a deck for barbequing and unwinding and lots of grassy space for kids and pets to play. Ideally located within this young and vibrant neighbourhood. An extensive pathway winds throughout the community travelling by charming ponds and tranquil natural areas. A wealth of parks and every amenity, big box stores and diverse restaurants ensure everything you need is close at hand. Truly an unsurpassable location for this beautiful, move-in ready home!