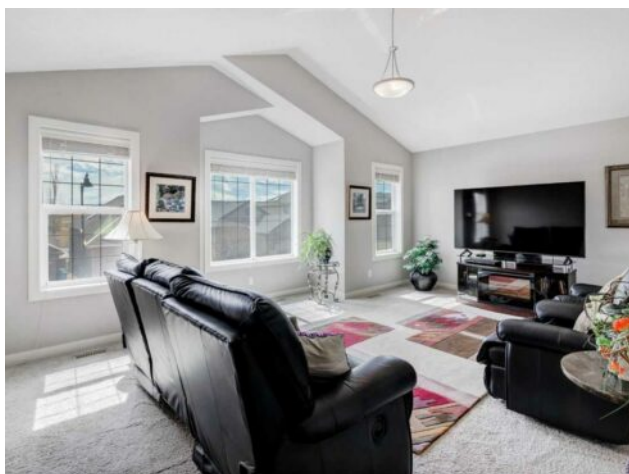


288 Sage Meadows Circle NW Calgary, Alberta

MLS # A2216321



\$789,900

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:	Dining cabinet		

Openhouse Saturday, June 15 from 1- 3pm. **Luxury Living in Sage Hill** – Located in the ESTATE Area of Sage Hill Experience the height of luxury in this well maintained detached 2-storey over 2700 square feet estate home , offering 4 spacious bedrooms, 3.5 baths, and an elegant bonus room designed for refined living. This home showcases high-end finishes, from the upgraded maple cabinetry to the sleek stainless steel appliances and the stunning, oversized granite island, perfect for culinary creations and entertaining. The open-concept great room is a masterpiece, enhanced by sophisticated column detailing, a warm gas fireplace, and a generous dining space that flows seamlessly onto the Duratek maintenance free deck – ideal for summer barbeques. The bonus room is bathed in south-facing natural light, with soaring vaulted ceilings, creating a bright and airy multipurpose haven. The master suite offers a large walk-in closet and a spa-inspired 5-pc ensuite complete with a sumptuous corner tub and a separate glass shower. Secondary bedrooms are thoughtfully designed with space and comfort in mind, conveniently adjacent to another well-appointed 4-pc bath. The professionally finished basement, crafted by Today's Builder, includes a comfortable living area featuring a generous recreation/ entertainment area, one bedroom and a 4-pc bath perfect for an exercise /movie room or a teenager haven. Other home features include: - Medico Deadbolt for added security - Hunter Douglas blinds throughout - Natural gas BBQ gas line - Air conditioning for year-round comfort - Double attached garage with new Springs on Garage door - Brand new roof and eavestroughs for peace of mind - All new showerheads in bathrooms and new kitchen faucet - Premium Stucco exterior Perfectly located in the prestigious community of

Sage Hill, surrounded by scenic ponds, winding walking paths, highly rated schools, and exceptional shopping amenities. This is more than a home — it's a lifestyle. Schedule your private showing with your favorite REALTOR® today!