



THE
A-TEAM

**RE/MAX
FIRST**

305 SAGE MEADOWS Park, Calgary T3P 1P6

MLS®#: **A2179792**

Area: **Sage Hill**

Listing Date: **11/19/24**

List Price: **\$899,999**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 29-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **3,961 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,257**
Low Sqft:
Ttl Sqft: **2,257**

DOM

74

Layout

Beds: **5 (3 2)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Stucco,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,High Ceilings,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`6" x 4`11"
Kitchen	Main	8`10" x 12`11"
Mud Room	Main	10`4" x 8`10"
Spice Kitchen	Main	8`9" x 5`2"
4pc Ensuite bath	Upper	5`2" x 8`0"
Bedroom	Upper	9`11" x 11`3"
Laundry	Upper	9`11" x 5`11"

Room	Level	Dimensions
Dining Room	Main	12`2" x 10`9"
Living Room	Main	13`10" x 16`5"
Office	Main	10`4" x 9`11"
4pc Bathroom	Upper	9`11" x 5`0"
5pc Ensuite bath	Upper	9`11" x 11`3"
Bedroom	Upper	12`3" x 15`2"
Loft	Upper	12`8" x 12`2"

Bedroom - Primary
4pc Bathroom
Bedroom
Game Room

Upper
Suite
Suite
Basement

12`7" x 14`10"
10`1" x 5`0"
10`1" x 10`2"
11`2" x 16`4"

Walk-In Closet
Bedroom
Kitchen

Upper
Suite
Suite

9`11" x 5`4"
10`1" x 10`7"
11`2" x 13`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812430

Zoning:
R-G

Remarks

Pub Rmks:

Impeccably designed both inside & out with the finest attention to detail, this former Genesis Show home is spectacular! Located on a South facing back yard overlooking the park and green space. This property offers almost 3000sqft of exquisite living space & all the upgrades & luxury you can imagine. The timeless elegant exterior includes stucco and brick siding and new 35yr shingles. You are welcomed into the home through the front door to a stunning tiled foyer. The main level offers 9' ceilings with an open floor plan, formal dining area, executive office & organized mudroom to accommodate a busy family. Both the kitchen and the SPICE KITCHEN boasts stainless-steel appliance packages, quartz counters, white tile backsplash, and a massive island which is a must for entertaining. The kitchen and main living room perfectly connects the South facing deck for indoor/outdoor entertaining regardless of rain or shine. Upstairs you'll find a master retreat like no other featuring an intimate bedroom with elaborate wall detail, bright windows, double vanity, soaker tub, tiled shower, walk-in closet with access to the laundry room that will be the envy of all your friends. Two additional upstairs bedrooms and one is a SECOND MASTER BEDROOM with its own ensuite and walk-in closet. The central bonus room is the perfect space to wind down at the end of the day. The lower level has its own separate entrance from the side of the house and consists of an open Rec Room with a full kitchen, stainless steel appliances, quartz countertops, 2 bedrooms & a full 4-piece bathroom. The double attached garage is fully finished with enough room for a full-sized truck!! Also included is a professional landscaping pkg with irrigation, central A/C, central vacuum, exterior gas outlets, & tons of storage. Short walk to all the walking paths and playground in the environmental reserve and a 2-minute drive to Walmart and Creekside shopping centre. Such exceptional value in the heart of Sage Hill.

Inclusions:
Property Listed By:

In basement: electric stove, microwave, range hood
RE/MAX Realty Professionals

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









