



## 114 Sage Meadows Way Calgary Alberta

\$877,900

Welcome to the house of your dreams!!! This beautiful and elegant house located on a big corner lot in the quiet and relaxing subdivision of Sage Hills, features a stunning open ceiling main entrance with ceramic tile floor and a built-in closet with shoes and coats organizers. On the main floor, there's a spacious office with a built-in shelving unit and double doors. Hardwood floors extend from the office into the kitchen, nook, and living room, where another marvelous built-in unit was placed around the fireplace and accentuated with brick details. The kitchen features a big island with granite countertops and plenty of cabinetry, stainless steel appliances, and a very spacious pantry. The stairs leading to the second floor are beautifully crafted with metal and wood railings and have decorative step spotlights. On the second floor, there are three spacious bedrooms, a full bathroom, the laundry room, and a family room with plenty of natural light; the perfect spot in the house to relax and enjoy with the whole family. All closets in all bedrooms upstairs have built-in shelves and drawers and the primary room has an elegant ensuite with a jetted soaking tub for your relaxation. An additional 810.5 sqft of living space was created in the basement which has an independent entrance on the north side of the house. The basement features two additional rooms (one with a walk-in closet), a full bathroom, and an open space for entertaining and/or exercising. From the nook, there is access to the deck and the beautifully landscaped backyard where you will also find a shed for additional storage. The backyard and front garden are equipped with an automatic irrigation system for your convenience. In the fully insulated garage, you will find enough space for two vehicles and plenty of hangers to store some of your bikes and other sporting equipment. The house also has ce...

5pc Bathroom 10.00 Ft x 10.75 Ft

Bedroom 10.50 Ft x 11.92 Ft

Laundry room 6.17 Ft x 4.92 Ft

4pc Bathroom 10.92 Ft x 6.08 Ft

Bedroom 11.00 Ft x 11.92 Ft

Bonus Room 19.00 Ft x 13.58 Ft

Storage 8.75 Ft x 3.42 Ft

Family room 14.92 Ft x 18.42 Ft

Other 5.42 Ft x 8.00 Ft

Bedroom 9.75 Ft x 10.67 Ft

Kitchen 9.08 Ft x 17.17 Ft

Living room 12.92 Ft x 19.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREAA.

Listing Presented By:



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**Mirror**

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Other	7.92 Ft x 6.33 Ft	Pantry	3.92 Ft x 5.67 Ft
Primary Bedroom	11.67 Ft x 13.92 Ft	Office	8.92 Ft x 9.08 Ft
Bedroom	12.33 Ft x 11.08 Ft	Other	9.75 Ft x 6.00 Ft
4pc Bathroom	4.92 Ft x 8.92 Ft		