



20 Sage Meadows Circle Calgary Alberta

\$899,000

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 ...

- Kitchen 1.83 M x 3.45 M
- Recreational, Games room 6.33 M x 7.47 M
- Furnace 1.75 M x 3.28 M
- Bedroom 4.47 M x 3.38 M
- 4pc Bathroom Measurements not available
- Foyer 2.84 M x 3.35 M

- Living room 3.89 M x 5.74 M
- 2pc Bathroom Measurements not available
- Laundry room 1.88 M x 1.50 M
- Primary Bedroom 3.56 M x 5.18 M
- Bedroom 3.33 M x 4.40 M
- Bedroom 5.79 M x 4.62 M

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

Listing Presented By:



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RE/MAX House of Real Estate

<http://amitaurora.com>



**RE/MAX REAL ESTATE
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Other 2.52 M x 1.83 M

Den 4.65 M x 2.77 M

Kitchen 3.33 M x 5.23 M

Dining room 3.53 M x 3.23 M

Bedroom 3.20 M x 4.40 M

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available