



305 Sage Meadows Park Calgary Alberta

\$880,000

Welcome to this stunning North facing, former Genesis-built showhome offers luxurious living in a prime location, backing onto serene green space for added privacy and tranquility. The main floor boasts a spacious living area featuring a cozy gas fireplace, perfect for relaxing evenings, along with a convenient full bathroom with a den/office area which can be used as a bedroom and a well-appointed spice kitchen for added culinary convenience. A separate dining area leads to the backyard with a huge deck and fully landscaped area with an uninterrupted view. Elegant iron spindle railings adorn the staircase, adding a touch of sophistication. Upstairs, you'll find two spacious primary suites with the First primary comes with a walk-in closet and a 5pc ensuite and the second Primary bedroom has a 4pc ensuite, providing ample comfort and privacy, along with a third bedroom and a versatile bonus area. These spaces share a well-designed 4-piece bathroom, while a separate laundry room adds practicality to daily living. The basement features a separate entrance and includes an illegal suite complete with two bedrooms, a functional kitchen, a comfortable living area, and a high-efficiency furnace, making it ideal for guests or rental income. Situated close to top-rated schools, shopping centers, and playgrounds, this home combines modern elegance with unbeatable convenience, making it the perfect place to call home. (id:6769)

Kitchen 11.17 Ft x 13.83 Ft
Bedroom 10.00 Ft x 10.67 Ft
Bedroom 10.08 Ft x 10.17 Ft
4pc Bathroom 9.25 Ft x 4.92 Ft
Living room 11.17 Ft x 16.33 Ft
Kitchen 8.83 Ft x 12.83 Ft
Den 10.33 Ft x 9.92 Ft
Living room 13.75 Ft x 16.50 Ft
Foyer 12.33 Ft x 4.67 Ft
Other 8.58 Ft x 5.17 Ft

4pc Bathroom 10.08 Ft x 4.92 Ft
Dining room 12.33 Ft x 10.75 Ft
Primary Bedroom 12.75 Ft x 14.75 Ft
Bedroom 9.92 Ft x 10.67 Ft
Primary Bedroom 12.42 Ft x 15.08 Ft
5pc Bathroom 10.08 Ft x 11.42 Ft
4pc Bathroom 9.75 Ft x 4.92 Ft
4pc Bathroom 5.25 Ft x 7.83 Ft
Laundry room 10.08 Ft x 6.00 Ft

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