

106 Sage Meadows Way NW  
Calgary, Alberta

MLS # A2247860



**\$745,000**

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sage Hill                                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                                      |               |                   |
| <b>Size:</b>     | 1,927 sq.ft.                                                                  | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3                                                                             | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener       |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Light |               |                   |

|                    |                                                                    |                   |     |
|--------------------|--------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas, See Remarks              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Crown Molding, Granite Counters, No Animal Home |                   |     |

**Inclusions:** N/A

WOW! Fully developed 2 storey with over 2700 sq. ft. Totally upgraded with New Roof Shingles/Eaves/Flooring/Freshly painted/Baseboards and Shows like New. Located in the special Enclave of SAGE MEADOWS of Sage Hill, where all the Detach Homes are Stucco. MAIN FLOOR - 9' Ceilings, Flex room as you enter, Family room with Fire place, Big Kitchen with Island & Pantry and Granite Counters, Dining area and door to the Deck, Den (could be used as Bedroom), 3 pcs Bathroom and Laundry room. UPPER - 3 good size Bedrooms, Bonus room, Full Bathroom. Master Bedroom is Huge with full 5 pcs Ensuite and a walk in closet. BASEMENT - Large Rec Room with wall to wall cabinets, Den, storage and 3pcs Washroom. OTHER - Garage is all drywalled and painted, Good size Deck, Stucco/Stone siding, Nice Yard with storage shed. Vacant for immediate possession. Please review the Virtual/photos/3d walk thru and much much more to get the full glimpse of this Home.