

**69 Sage Meadows Circle NW**  
**Calgary, Alberta**

**MLS # A2282781**



**\$535,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,707 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Cleared, Front Yard, Low Maintenance Landscape, Rectangular Lot, Undergr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 337
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-1 d60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

This stunning 3-storey, 3-bed, 2.5-bath former show home delivers contemporary elegance with premium upgrades throughout. Move-in ready and meticulously maintained. CHEF'S KITCHEN & OPEN LIVING Gourmet kitchen with 2-tone cabinetry, quartz counters, subway tile backsplash & Samsung stainless appliances. Open-concept design flooded with natural light. Covered balcony with gas BBQ line for effortless entertaining. PRIMARY SUITE SANCTUARY Dramatic vaulted ceilings, expansive windows, walk-in closet with barn door & spa-inspired ensuite featuring oversized shower and quartz double vanities. PREMIUM FEATURES ? Heated double-car garage ? Ground-floor flex room (perfect home office) ? Upgraded vinyl plank & laminate flooring ? Tankless water system & LED lighting ? Upper-level laundry (Whirlpool washer/dryer included). Chair lift installed (can be removed at buyer's request). UNBEATABLE LOCATION Walk to Symons Valley Nature Reserve trails. Minutes to Sage Hill shopping districts. Quick access to Symons Valley Road, Deerfoot & Stoney Trail. Low condo fees include lawn care & snow removal. Show home quality. Turnkey perfection. Prime location. This one won't last.