

**26 Sage Meadows Way NW**  
**Calgary, Alberta**

**MLS # A2302439**



**\$825,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,412 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance, Walk-In Closet(s), Wet Bar, Wired for Sound		

**Inclusions:** shed

**OPEN HOUSE:** Saturday April 18th 1pm-3pm. Discover this spacious two-storey family home in the highly desirable community of Sage Hill, offering 3,483 sq. ft. of fully developed living space with 9-foot ceilings on both the main floor and basement. Featuring 4 bedrooms plus a bonus room, this home is tucked away on a quiet cul-de-sac and offers a sun-filled backyard—providing the perfect balance of comfort, space, and functionality for a growing family. The main floor showcases a bright open-concept layout with beautiful hardwood flooring, a dedicated home office, and a well-appointed kitchen complete with granite countertops and a large walk-in pantry, making it ideal for both everyday living and entertaining guests. Upstairs, the primary bedroom retreat features a spacious walk-in closet and a spa-inspired 5-piece ensuite. Two additional bedrooms, a full bathroom, and a welcoming bonus room provide plenty of space for family time, a playroom, or a media area. The fully finished basement, professionally renovated, features luxury vinyl plank flooring, an impressive wet bar with granite countertops, built-in cabinetry, and a fridge. It also includes a large guest bedroom and full bathroom, offering privacy and flexibility for visitors, extended family. Step outside to enjoy the sunny backyard complete with a two-tiered deck, perfect for summer gatherings or relaxing in the sunshine. Located close to parks, shopping, and everyday amenities, this well-maintained home offers space, versatility, and investment value in one of Calgary’s most popular northwest communities. A wonderful opportunity not to be missed.