

# \$799,000 - 301 Sage Meadows Park Nw, Calgary

MLS® #A2242418

## \$799,000

3 Bedroom, 3.00 Bathroom, 2,313 sqft  
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained former show home, offering 2,313 sq ft of thoughtfully designed living space in a quiet and family-friendly neighborhood. This impressive home features 3 spacious bedrooms plus a large bonus room, ideal for both relaxation and entertainment. The main floor boasts 9-foot ceilings, elegant quartz countertops throughout, a gas range, and a BBQ gas line leading to the rear deck, perfect for outdoor dining. Premium upgrades include central air conditioning, a water softener, a reverse osmosis water filter, motion-activated light switches, ventilation fan timers, and a radon mitigation system for added peace of mind. Additional highlights include a Class 4 impact-resistant roof and a 220V RV charging outlet in the garage. With its combination of style, comfort, and smart features, this home is move-in ready and perfect for modern living.

Built in 2021

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2242418  |
| Price          | \$799,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,313     |
| Acres          | 0.09      |



|            |             |
|------------|-------------|
| Year Built | 2021        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 301 Sage Meadows Park Nw |
| Subdivision | Sage Hill                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P1P6                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Gas Stove    |
| Heating           | Forced Air                                                                       |
| Cooling           | Central Air                                                                      |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Gas                                                                              |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Unfinished                                                                 |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Lighting                                      |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding, Wood Frame                                            |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 17              |
| Zoning         | R-1             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.