

**288 Sage Meadows Circle NW  
Calgary, Alberta****MLS # A2216321****\$799,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,950 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Dining cabinet		

Luxury Living in Sage Hill – Immaculate Estate-Style 2-Storey Home Experience the height of luxury in this well maintained detached 2-storey over 2700 square feet estate home , offering 3 spacious bedrooms, 3.5 baths, and an elegant bonus room designed for refined living. This home showcases high-end finishes, from the upgraded maple cabinetry to the sleek stainless steel appliances and the stunning, oversized granite island, perfect for culinary creations and entertaining. The open-concept great room is a masterpiece, enhanced by sophisticated column detailing, a warm gas fireplace, and a generous dining space that flows seamlessly onto the Duratek deck – ideal for summer barbeques. The bonus room is bathed in south-facing natural light, with soaring vaulted ceilings, creating a bright and airy multipurpose haven. The master suite offers a large walk-in closet and a spa-inspired 5-pc ensuite complete with a sumptuous corner tub and a separate glass shower. Secondary bedrooms are thoughtfully designed with space and comfort in mind, conveniently adjacent to another well-appointed 4-pc bath. The professionally finished basement, crafted by Today’s Builder, extends the living space with an additional bedroom, a 4-pc bath, and a custom-designed exercise and entertainment center – perfect for hosting or relaxing in style. • Hunter Douglas blinds throughout • Built-in BBQ gas line • Air conditioning for year-round comfort • Double attached garage • Brand new roof and eavestroughs for peace of mind Perfectly located in the prestigious community of Sage Hill, surrounded by scenic ponds, winding walking paths, highly rated schools, and exceptional shopping amenities. This is more than a home – it’s a lifestyle. Schedule your private showing with your favorite REALTOR®;

today!