

# \$745,000 - 106 Sage Meadows Way Nw, Calgary

MLS® #A2247860

## \$745,000

3 Bedroom, 4.00 Bathroom, 1,927 sqft  
Residential on 0.08 Acres

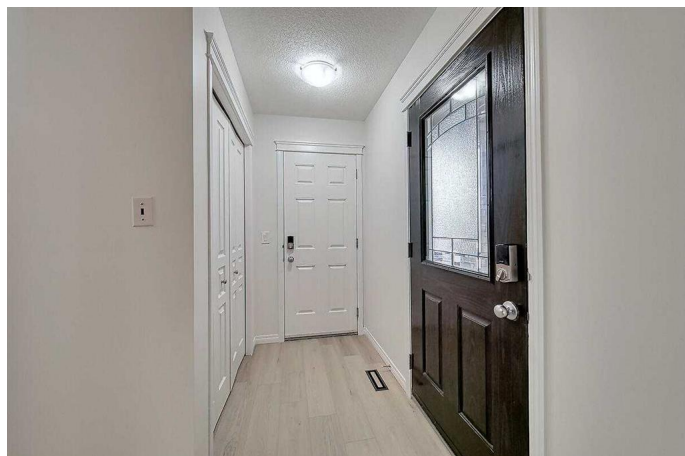
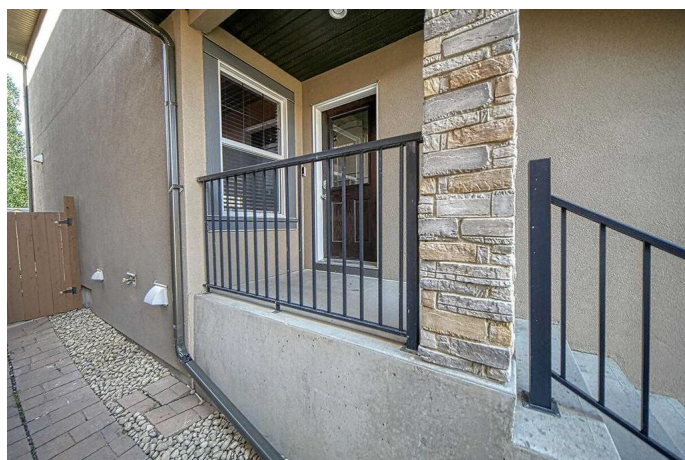
Sage Hill, Calgary, Alberta

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.

Built in 2011

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2247860  |
| Price      | \$745,000 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |             |
|----------------|-------------|
| Square Footage | 1,927       |
| Acres          | 0.08        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 106 Sage Meadows Way Nw |
| Subdivision | Sage Hill               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 0G3                 |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                  |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Insulated |
| # of Garages   | 2                                                                                  |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Crown Molding, Granite Counters, No Animal Home                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas, See Remarks                                                            |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Family Room, Gas, Mantle, See Remarks, Tile                                                                      |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Other, Storage                                                                   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                  |

|              |                 |
|--------------|-----------------|
| Construction | Stone, Stucco   |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 68                |
| Zoning         | R-G               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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