



**118 Sage Meadows Gardens NW
Calgary, Alberta**

MLS # A2288066



\$405,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,269 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.26 Acre		
Lot Feat:	Few Trees, Lawn, Low Maintenance Landscape, Native Plants		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Blinds & The closet doors for the main entrance are stored in the basement and will remain with the sale of the home

Welcome home to this bright and stylish end unit townhome in the heart of Sage Hill. With low condo fees, a playground just steps from your door. This home offers both comfort and convenience. As an end unit, you will enjoy additional side windows that fill the space with natural light, making it an absolute dream for plant lovers. Offering 1,269 square feet, this 3-bedroom, 2.5-bathroom home showcases a clean Scandinavian aesthetic with contemporary colours, quartz countertops throughout, and stainless steel Whirlpool appliances in a modern kitchen. The kitchen features full-height cabinetry, a spacious island, and a striking 4' x 16' subway tile backsplash. The open concept design flows easily to a sunny, partially fenced back patio that is perfect for relaxing or entertaining. Upstairs, the vaulted primary suite boasts beautiful windows, a large closet, and a private ensuite. Two additional bedrooms, a full main bathroom, and convenient second floor laundry complete the upper level. Built with quality and efficiency in mind, this Certified Built Green home includes a Quietwall system to minimize sound transfer, oversized triple-glazed low-E windows, a 96% high efficiency furnace, and tankless hot water. The basement is undeveloped with 571 square feet and two large windows, providing great potential for future development. A new Calgary Transit terminal with a park-and-ride facility is planned for Sage Hill as part of the Symons Valley Centre development. This convenient location will provide quick access to some of NW Calgary's most popular amenities, including Creekside, as well as nearby retail, shops, and services within the community. If you are looking for a bright, modern, and low maintenance home in a fantastic location, this one is ready to welcome you.