



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**1311 Sage Meadows Gardens NW  
Calgary, Alberta**

**MLS # A2296324**



**\$379,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 307
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-1 d60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

| CORNER LOT | 4 BEDS | 3.5 BATHS | PRIME LOCATION! | Welcome to this beautifully designed townhome in the community of Sage Meadows, offering a modern layout with the kind of functionality that makes everyday living simple. The main floor is bright and welcoming, with natural light flowing through the open living and dining areas. The kitchen features plenty of cabinetry, a practical layout, and newer appliances including a stove and dishwasher (2023), making it ideal for both daily living and hosting. A 2-piece bathroom completes this level. Upstairs features three bedrooms, including a spacious primary bedroom with tall vaulted ceilings, a walk-in closet, and a double vanity ensuite. You will also find the convenience of upper floor laundry with newer washer and dryer (2023). An additional 3-piece bathroom completes the upper floor. The fully finished basement adds extra flexibility with a fourth bedroom that includes its own walk-in closet, a full bathroom, and a versatile flex area that can easily adapt to your needs, whether it is a home office, gym, or entertaining space. Additional features include a tankless hot water system for added efficiency and convenience. Located close to schools, playgrounds, fitness centres, grocery stores, Creekside Shopping Centre and Beacon Hill Shopping Centre, you will have easy access to a wide range of shopping, dining, and everyday essentials. Outdoor spaces like Nose Hill Park are just under a 15-minute drive away, offering walking trails, biking paths, and open green space. Public transit is easily accessible, and there is convenient access to major roads including Stoney Trail and Shaganappi Trail. This home truly checks all the boxes, delivering comfort, flexibility, and convenience in one well-rounded package. Call your favourite agent for a showing today!