



GRASSROOTS

REALTY GROUP

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

MLS # A2307928

\$415,000



Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,132 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Outside, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, Private, Street Lighting, Views		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-1 d60
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Stylish 2-Storey Townhome with Private Backyard and NO Neighbor's behind in the Sage Hill, NW, Calgary. Welcome to this beautifully maintained 2-storey townhouse offering over 1,600 sq ft of total living space, modern comfort, abundant natural light, and an unbeatable location. Featuring a private fenced backyard with no neighbor's behind, dedicated parking directly in front, and two nearby parks just steps away, this home is perfect for families, first-time buyers, downsizers, or investors. Enjoy the convenience of being within walking distance to shopping, restaurants, and everyday amenities. MAIN FLOOR > Step inside to discover a bright and airy open-concept layout with 9-foot ceilings, oversized windows, and durable vinyl flooring throughout the main level. The spacious living and dining areas flow seamlessly into the contemporary kitchen, complete with Full-height cabinetry, Stainless steel appliances, Large centre island, Quartz countertops, throughout and Subway tile backsplash. From the kitchen, step directly into your sunny private backyard featuring both patio and green space — ideal for entertaining, relaxing, kids, or pets. A convenient powder room completes the main floor. UPPER FLOOR > Upstairs, this thoughtfully designed home features a rare dual primary bedroom layout, with each bedroom offering its own private, ensuite, Walk-in closet and windows for natural light. The primary suite also showcases impressive soaring vaulted ceilings and massive window that floods the room with natural light. Between the two, you'll find convenient upper-floor laundry and a dedicated study nook ideal for working from home or creating a focused workspace. The partially finished basement includes two large windows and offers excellent potential for future development — whether you envision a guest room, home office, gym, or

additional living space. Additional Features includes upgraded lighting package, Pot lights and chandelier, assigned parking stall directly in front. Ideally located close to future schools, shopping plazas, medical services, pathways, green spaces, and quick access to Stoney Trail and Nose Creek Park. This move-in-ready home combines style, functionality, and location — a must-see opportunity!