



**71 Sage Meadows Circle NW
Calgary, Alberta**

MLS # A2307998



\$549,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,785 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Under		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Arrive in Sage Hill — where modern Scandinavian design meets everyday functionality. This impeccably maintained END UNIT townhome offers 3 bedrooms and a bright, airy feel with clean lines and thoughtful upgrades throughout. Step inside through your private entrance to a versatile flex room—perfect for a home office, gym, or guest space. Just below, you’ll find the oversized DOUBLE ATTACHED GARAGE, fully heated and insulated, along with additional storage tucked neatly under the stairs. Upstairs, the main living area features a sun-filled, open-concept layout, 9’ ceilings, and durable LVP flooring throughout. The kitchen is both stylish and functional, complete with crisp white cabinetry, quartz countertops, an oversized sink, stainless steel appliances, gas range, and a French door fridge. The east-facing living room is filled with natural light, while the west-facing dining area is perfect for evening meals. Step out onto your private balcony with gas BBQ hookup, ideal for summer evenings and entertaining. The upper level offers three well-sized bedrooms, all with upgraded carpet for added comfort. The primary suite features vaulted ceilings, a walk-in closet, and a private ensuite with double vanity. You’ll also appreciate the upper laundry room, oversized linen storage, and two additional bright bedrooms with large windows and ample closet space. Built to Built Green Canada standards, this home includes triple-pane windows, central A/C, and a central air purification system—providing year-round comfort and efficiency. Located just steps from Symons Valley Nature Reserve, and minutes to Sage Hill Plaza (Walmart, T&T), Beacon Hill, and Creekside, with quick access to Stoney Trail—this is a fantastic location for convenience and lifestyle. Surrounded by parks and playgrounds,

it's a great fit for families, professionals, or investors alike. Modern. Functional. Move-in ready.