



**14, 10 Sage Meadows Landing NW  
Calgary, Alberta**

**MLS # A2308503**



**\$419,000**

|                  |                             |               |                  |
|------------------|-----------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                   |               |                  |
| <b>Type:</b>     | Residential/Other           |               |                  |
| <b>Style:</b>    | Townhouse-Stacked           |               |                  |
| <b>Size:</b>     | 1,380 sq.ft.                | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                           | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached      |               |                  |
| <b>Lot Size:</b> | -                           |               |                  |
| <b>Lot Feat:</b> | Landscaped, Street Lighting |               |                  |

|                    |                                                                                                                                |                   |        |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl, Vinyl Plank                                                                                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                | <b>Condo Fee:</b> | \$ 269 |
| <b>Basement:</b>   | None                                                                                                                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame                                                                                                           | <b>Zoning:</b>    | TBD    |
| <b>Foundation:</b> | Poured Concrete                                                                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | None                                                                                                                           |                   |        |

Open House Mon-Thurs 2pm-8pm & Sat. Sun 12-5pm Visit our Livingston show home located at 14798 1 St NW. Discover modern living at its finest in this brand-new 3-bedroom, 2.5-bathroom townhome by Rohit Homes. Located in the highly sought-after Sage Hill West, this home offers the perfect blend of luxury, convenience, and contemporary design. Step inside to find sophisticated finishes including quartz countertops throughout, floor-to-ceiling triple-pane windows, and your choice of one of three stunning Designer Interiors based on the unit you choose. Whether you prefer chic, elegant, or bold, this home can reflect your personal style. Enjoy the comfort of in-suite laundry, a private balcony, and A/C rough-in to keep you cool during Calgary's warm summers. Your own private garage ensures your vehicle is secure and easily accessible year-round while also providing ample extra storage. Living in the Sage Hill means you're part of a thriving community filled with one of Calgary's most popular residential communities. With lots of green spaces, natural ravines, ponds, and convenient access to nearby restaurants and shops, This location offers unparalleled convenience for professionals, investors and families alike. This phenomenal neighborhood is situated Only 5 minutes from 2 major retail centres, 5 schools within 10 minutes, Convenient access to transportation hubs, Diverse sports and recreation spaces & only 23 minute drive to downtown. Whether you're looking to invest or make this your forever home, Sage Hill Towns By Rohit Homes is a lifestyle opportunity you don't want to miss. Contact us today to learn more about this incredible property and other available options!