



GRASSROOTS
REALTY GROUP

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146 Sage Meadows Gardens NW
Calgary, Alberta

MLS # A2332370



\$449,999

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, On Street, Outside, See Remarks, Shared Driveway, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 335
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to this stunning end-unit, traditional townhome-style condominium built by Partners Development. This home is designed for modern living, beginning with a wide, inviting foyer that opens into a bright and airy living space. The heart of the home features: - Open-concept dining and living areas perfect for hosting family gatherings. - L-shaped gourmet kitchen bathed in natural light from a large window above the sink. - Gorgeous, extended kitchen island and high ceilings that create an atmosphere of sophisticated elegance. The upper level serves as a private sanctuary, offering three spacious bedrooms. The master suite is a true retreat, boasting dramatic vaulted ceilings and a private four-piece ensuite. High-end granite countertops are featured throughout, and the convenience of upper-floor laundry makes daily life effortless. The full basement remains open for your creative vision, offering ample space to easily accommodate an additional bedroom and bathroom. Outside, enjoy your own semi-private backyard, ideal for peaceful morning coffees or summer relaxation. Located in a thriving Northwest community, this property offers excellent access to local amenities, shopping centers, grocery stores, and schools. Additionally, a convenient plaza is located just a minute's walk away and is attached to the condominium complex. This end unit comes with 2 assigned stalls directly in front of the unit.