



GRASSROOTS
REALTY GROUP

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**61 Sage Meadows Terrace NW
Calgary, Alberta**

MLS # A2352477

\$524,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,226 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Humidity Control	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: n/a

*** NO CONDO FEES *** DOUBLE DETACHED GARAGE *** FULLY FINISHED BASEMENT *** STEPS TO THE PARK *** Located in the highly desirable Sage Hill community, this spacious 2-storey townhouse offers over 1,700 sq ft of developed living space with major updates already done: fresh paint, new carpet (2026), new roof (2025), new dishwasher (2025), and a new Lennox furnace (2026). The main floor features hardwood flooring, a bright open layout, and a well-appointed kitchen with stainless steel appliances, granite countertops, and a large island – ideal for everyday living and entertaining. Upstairs includes three comfortable bedrooms, while the professionally developed basement adds a fourth bedroom plus a versatile flex room perfect for a home office, gym, or guest space. The rare high basement ceilings create an open, comfortable feel that sets this home apart. Enjoy summer evenings in the southwest-facing backyard with a large deck. Located near Stoney Trail, this home offers excellent access to major routes, nearby shopping at Sage Hill Crossing, and a quiet suburban setting with parks and green spaces just steps away.