



GRASSROOTS
REALTY GROUP

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1224 Sage Meadows Gardens NW
Calgary, Alberta

MLS # A2238290



\$475,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,141 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Bathroom Floating Shelves, TV mount in the basement

Discover stylish and convenient living in this 3 bedroom, 3.5 bath former Showhome in the sought-after community of Sage Hill. This modern and energy-efficient townhome boasts a tankless water heater, high-efficiency furnace, and HRV system, offering sustainable year-round comfort in the Arrive development. Thoughtfully designed with clean lines and contemporary finishes, this home features an airy open-concept layout ideal for gatherings, highlighted by quartz countertops, kitchen island, full-height cabinetry, soft-close drawers, and wide-plank vinyl flooring. Step off the kitchen and into your fenced private yard—an inviting, secure space where children can play safely and pets can roam freely, offering the perfect balance of indoor comfort and outdoor enjoyment. Upstairs, you’ll find a rare double primary bedroom setup—each with its own ensuite and walk-in closet—plus vaulted ceilings and the ease of upper-floor laundry. The developed basement includes a spacious third bedroom, an additional full 4-piece bath, and a cozy family room. Enjoy the convenience of assigned parking and proximity to future schools, shops, medical services, and major routes like Stoney Trail. Nature lovers will appreciate the scenic walking paths and nearby Nose Creek Park, making this home a perfect blend of modern comfort and outdoor lifestyle.