



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

204 Sage Meadows Gardens NW
Calgary, Alberta

MLS # A2240947



\$479,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,253 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1 d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: Closet cabinets in lower bedroom

Wow. Wow. Wow! This very rare 3 + 1 bedroom immaculate townhome in Sage Meadows is in showhome condition and is a must see! This amazing home is fabulously upgraded and features a gorgeous chef's kitchen with full height custom cabinetry, custom built-in pantry, quartz counter tops, central island and stainless steel appliances, extensive use of luxury flooring, 9 foot ceilings, knock down stipple ceilings, upgraded lighting, powder room off the main, spacious dining area and large formal living room. Upstairs features 3 good sized bedrooms including a beautifully vaulted bright open primary bedroom with walk-in closet and elegant 4 pc ensuite. The upper level also boasts another 4 pc bath and an upper laundry making laundry a breeze. The fully finished lower level features a superbly designed family room with electric fireplace, new carpet, large guest bedroom with free standing closets, elegant barn door and another full bath. This one of a kind property, too stunning to be captured in photos, also boasts central air conditioning, on demand hot water, a private rear yard, is a coveted end unit that makes the home awash in sun, boasts upgraded hardie board exterior and comes with a personal parking stall only steps away. The complex is extremely well maintained and boasts very low condo fees, is close to parks, paths and all amenities and is an incomparable buy that must be seen. Don't miss viewing today.