



GRASSROOTS
REALTY GROUP

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805 Sage Meadows Gardens NW
Calgary, Alberta

MLS # A2254236



\$450,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,282 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 343
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1 d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: (2) TV mounts, Gas BBQ, Entertainment Unit Downstairs.

Welcome to this rare 4-bedroom, 3.5-bathroom end-unit townhome in the sought-after community of Sage Hill! Offering 1,900 sq. ft. of developed living space, this home is the perfect blend of modern design, functionality, and comfort. The open-concept main floor features a stylish kitchen with a large island, stone counters, and designer finishes, flowing seamlessly into the bright living and dining areas — perfect for both entertaining and everyday living. Upstairs, the spacious primary suite boasts vaulted ceilings, large windows, a closet, and a private ensuite. Two additional bedrooms, a full bathroom, and convenient upper-level stacked laundry and closet complete the second floor. The fully finished basement adds even more versatility with a large rec room, a fourth bedroom, and another full bathroom — an ideal space for guests, teens, or a home office. Step outside to your private, fully fenced backyard for your fur baby — a rare find in townhome living! Perfect for kids, pets, or quiet evenings. This end unit also includes central A/C, plenty of natural light, and an assigned parking stall right outside. Situated across from a playground with views from your living room window, and right by tons of visitor parking and the mailboxes, this location can't be beat. Enjoy all that Sage Hill has to offer with its ever-growing amenities at Creekside, plus quick access to Stoney Trail for an easy commute anywhere in the city. With so few units like this available, this home checks all the boxes — don't miss your chance!