



GRASSROOTS
REALTY GROUP

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**75 Sage Meadows Circle NW
Calgary, Alberta**

MLS # A2277242



\$559,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,757 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-1 d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s)		
Inclusions:	None		

Welcome to this stylish 3-story townhome with attached double car garage in the community of Sage Hill. This particular condo is an end unit with full height brick exterior wall in the front and cement board siding. It has a modern design inside with 3 storeys that boasts many upgrades, including all carpet areas, laminate hardwood floorings, bath and laundry tiles and air-conditioning. The entrance is on street level that features a good-sized office with a large window and easy access to the double garage in the back. The living area on the second level has an open concept design with a spacious living room, a functional kitchen and a roomy dining room with large windows on two sides. The southeast facing windows in the living room allow natural sunlight to brighten and warm up the home. Kitchen is equipped with stainless steel appliances including the upgrade of Elica 30" under the cabinet range hood and a 2022 french door fridge with water dispenser and bottom freezer. Countertops in the kitchen and baths were upgraded to 1 1/4" granite. By the dining room is an exit to a covered balcony with a gas line for barbeque. A 2-piece half bath is on top of the stairs from the ground level. All three bedrooms are on the top floor. The master bedroom is completed with vaulted ceiling, raked windows that extend right to the ceiling, a walk-in closet and a 4-piece ensuite which has been upgraded to the 5" stand-up shower with framed 5 mm glass slider door. The other two bedrooms are served by another 4-piece main bath on this level. The double attached garage, both heated and insulated, is backside facing. This complex is within walking distance to Symons Valley Natural Reserve. Minutes to shopping centres and major traffic arteries and highways. Don't miss the opportunity to make it your own! Book your showings today!

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