



**1305 Sage Meadows Gardens NW
Calgary, Alberta**

MLS # A2283744



\$439,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,307 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Corner Lot		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 322
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	M-1 d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Welcome to this bright and beautifully maintained corner-unit townhome in the heart of Sage Hill. Flooded with natural light and thoughtfully laid out, this home offers a warm and welcoming feel from the moment you step inside. The main floor features a wide open and inviting layout, perfect for both everyday living and entertaining. A comfortable sitting area flows seamlessly into the dining space and a well-designed, functional kitchen, creating a space that feels open yet cozy. A convenient half bathroom completes the main level. Upstairs, you will find three well-sized bedrooms and two full bathrooms. The primary bedroom is a true retreat, highlighted by a stunning vaulted ceiling that enhances the sense of space and light. The additional bedrooms are ideal for family, guests, or a home office. The fully finished basement extends the living space with an additional bedroom and full bathroom, offering excellent flexibility for guests, extended family, or a private work-from-home setup. As a corner unit, this home stands out with extra windows, added privacy, and an abundance of natural light throughout. Located in a well-connected Sage Hill location, you are close to parks, pathways, shopping, and have quick access to major routes for an easy commute. This is a rare opportunity to own a bright, fully finished townhome with four bedrooms in one of Northwest Calgary's most desirable communities.