



**42 Sage Meadows Terrace NW
Calgary, Alberta**

MLS # A2284524



\$548,500

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,234 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: Hot Water on Demand, Underground Sprinkler, Garage Shelving, Ecobee Thermostat & Camera

A rare find—townhome living with NO CONDO FEES! This beautifully upgraded home features 9-foot ceilings on the main floor, rich hardwood flooring, & quartz countertops on both the main & upper levels. The open-concept main floor offers spacious living & dining areas framed by elegant windows, while the upgraded kitchen is a true standout. Highlights include high-end Bosch stainless steel appliances, a large centre island with white quartz countertops, under-cabinet lighting, soft-close drawers & doors, & full-height cabinetry for a sleek, modern finish. A rear mud room keeps the family boots & coats organized while the beautiful living, dining & kitchen spaces are perfect for entertaining & family living. Upstairs, hardwood flooring continues throughout, leading to two generously sized bedrooms, each with large closets & custom built-in organizers. The ensuite bathroom is finished with quartz countertops & upgraded counter-to-ceiling mirrors, while the second full bathroom features quartz counters & a tub/shower combination. A conveniently located upper-level laundry room completes this floor. The fully developed basement adds exceptional versatility, offering a flex space ideal for a bedroom, gym, or home theatre, along with an additional full bathroom & abundant storage. Outside, enjoy your private, low-maintenance backyard with stone patio, plus a double detached garage. Additional upgrades include enhanced faucets, lighting, & interior doors, 2.5-inch plantation shutters throughout, air conditioning, new washer & dryer (2025), new hail-resistant shingles, eavestroughs, & downspouts (2025). Ideally located steps from pathways, playgrounds, grocery stores, restaurants, coffee shops, banks, & more, this exceptional home truly checks every box. A must-see!