



**1206 Sage Meadows Gardens NW
Calgary, Alberta**

MLS # A2296041



\$399,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,138 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1 d60
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: None

Welcome to this bright and stylish townhome of Sage Hill. Boasting almost 1,700 sq ft of thoughtfully designed living space, this 3-bedroom, 3.5-bathroom offers a bright, open layout. The main floor features wide-plank vinyl flooring, full-height kitchen cabinetry with soft-close drawers, and a spacious island with quartz countertops throughout. From the kitchen, step directly into your private fenced yard, perfect for kids, pets, or relaxing outdoors. Upstairs, the rare dual-primary-bedroom layout stands out, with each bedroom featuring its own walk-in closet and private en-suite. Vaulted ceilings and the convenience of upper-floor laundry complete this well-planned level. The fully developed basement adds even more functionality with a spacious third bedroom, a full 3-piece bathroom, and a cozy family or recreation room. It's a great option for guests, a home office, or extra living space. Additional highlights include an assigned parking stall and a prime location close to future schools, shopping, medical services, and easy access to Stoney Trail. Outdoor enthusiasts will love the nearby pathways, green spaces, and quick proximity to Nose Creek Park. A Calgary Transit terminal with a park-and-ride facility is planned for Sage Hill as part of the Symons Valley Centre development. This convenient location provides quick access to some of NW Calgary's most popular amenities, including Creekside, as well as to nearby retail, shops, and services within the community.