



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

MLS # A2298793



\$549,999

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,226 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Humidity Control	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Furnace

!!! **NO CONDO FEES** !!!— fully updated, move-in ready, and available for immediate possession. Located in the highly desirable Sage Hill community, this spacious 2-storey townhouse offers over 1,700 sq ft of developed living space with all the major updates already done: fresh paint, new carpet, new roof (2025), and a new dishwasher (2025). The main floor features hardwood flooring, a bright open layout, and a well-appointed kitchen with stainless steel appliances, granite countertops, and a large island—ideal for everyday living and entertaining. Upstairs includes three comfortable bedrooms, while the fully developed basement adds a fourth bedroom plus a versatile flex room perfect for a home office, gym, or guest space. Two full bathrooms and a convenient half bath provide functional living for families or shared households. Enjoy summer evenings in the southwest-facing backyard with a large deck, and the added convenience of a double detached garage. Located near Stoney Trail, this home offers excellent access to major routes, nearby shopping at Sage Hill Crossing, and a quiet suburban setting with parks and green spaces just steps away.