



**1005 Sage Meadows Gardens NW
Calgary, Alberta**

MLS # A2299897



\$400,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,155 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Plug-In, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 346
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1 d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: none

Welcome to this end unit townhome at Arrive at Sage Meadows, where style, space, and functionality come together. With over 1,155 sq ft of thoughtfully designed living space, this corner unit is filled with natural light and offers the feel of a detached home. The open concept main floor is ideal for both everyday living and entertaining, featuring a spacious living and dining area that flows into a beautifully designed kitchen. You will appreciate the abundance of cabinetry and counter space, quartz countertops, stainless steel appliances, a large breakfast bar, and a convenient two piece bathroom. Upstairs, you will find three well sized bedrooms, a rare and highly desirable layout for townhomes in this price range. The primary suite stands out with vaulted ceilings, a generous walk through closet, and a four piece ensuite with double vanity. A full bathroom and upper level laundry complete the second floor. The unfinished basement offers excellent potential, with a bright and open layout, large windows, and smart placement of mechanicals to maximize future development options. This home includes energy efficient features such as triple pane windows and a tankless hot water system. Residents enjoy access to nearby parks, playgrounds, and pathways, along with convenient access to major roadways and a wide range of amenities. With low condo fees and a functional, family friendly layout, this is an excellent opportunity for both homeowners and investors.