



GRASSROOTS
REALTY GROUP

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148 Sage Meadows Gardens NW
Calgary, Alberta

MLS # A2207314



\$434,990

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,135 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	None	LLD:	-
Exterior:	Asphalt, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Quartz Counters, Tankless Hot Water		

Inclusions: N/A

"STATE OF THE ART" very beautiful property. Welcome to Sage Meadows! This BEAUTIFUL & UPGRADED mint condition, well maintained townhome. TWO BEDROOMS WITH ENSUITE BATHROOMS!!! Yes 2 very spacious Bedrooms with BIG WINDOWS full of natural lights. Laundry is conveniently located in the middle of 2 Bedrooms. Main floor comes with an OPEN CONCEPT layout, LUXURY wide vinyl plank flooring, UPGRADED Modern Kitchen with full height cabinets, Modern Finishes - Quartz Countertops, centre ISLAND, stainless steel Appliances, MODERN Light Fixtures. There is a 2pc Bath & access to the WEST FACING private backyard, no neighbours behind. The HIGH ceiling and Plenty of windows creating a bright, sunny and vibrant ambience inside the house with lots of natural light & fresh air in spring/summer/fall-winter days. Assigned parking stall is right in front; playground inside the complex. Prominent location close to Stoney, Beddington Trail, retail commercial places, medical clinics, daycare, pharmacy, grocery stores & other retail stores. Close proximity of future school, Costco, Walmart, playgrounds, shopping complex, Calgary International airport, shopping malls, retail centers and many more. BUILT GREEN ENERGY EFFICIENT townhome, with tankless water heater. Come and feel this beautiful house which can be touched, seen, observed, and felt. Excellent opportunity to own this house for self use or investment purposes. Ideal for first time home buyers, investors & young families with kids &/or grand parents. Come on in and experience yourself, "WARM WELCOME"; THANKS A TON FOR SHOWING, GOOD LUCK!!!!