

\$579,000 - 19 Sage Meadows Circle Nw, Calgary

MLS® #A2112246

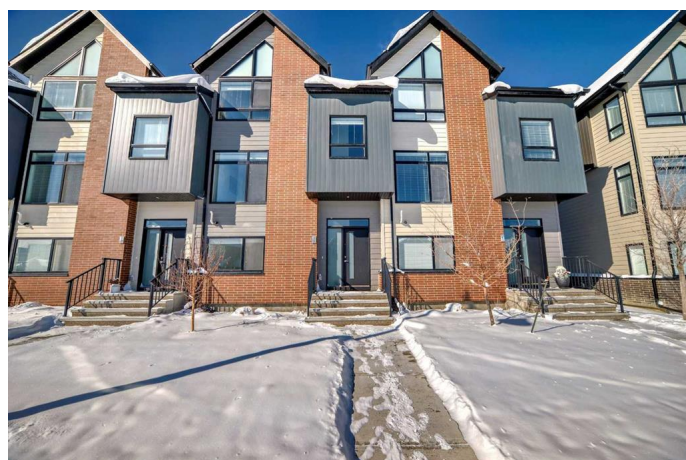
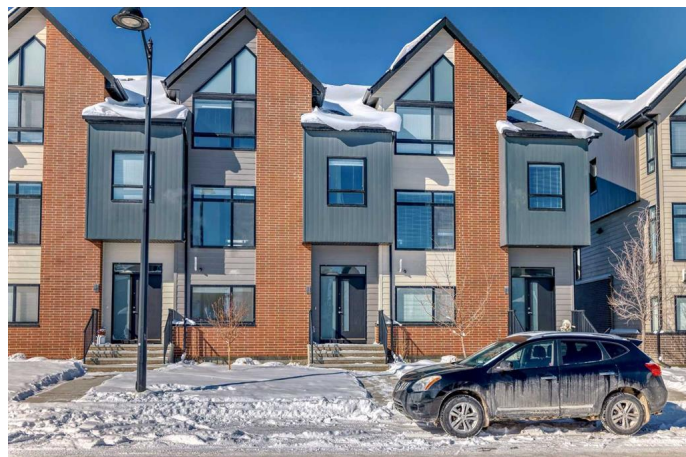
\$579,000

3 Bedroom, 3.00 Bathroom, 1,810 sqft

Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Open House: Sat Mar 7, 1-4 pm. Sun Mar 8, 1-4 pm. Take a virtual stroll through our immersive 3D tour! Welcome to this impeccably maintained and upgraded 3-bedroom Townhome with LOW CONDO FEE. As you enter, you're welcomed by a private entrance leading to a versatile flex/office room on your left, perfect for guests or as a workspace. Descending a few steps, you'll find an OVERSIZED DOUBLE ATTACHED GARAGE, which is HEATED and INSULATED. You will also find a convenient STORAGE SPACE beneath the stairs. Ascending to the upper level reveals a bright and spacious open-concept layout. The kitchen is adorned with QUARTZ COUNTERTOPS, OVERSIZED DOUBLE SINK, STAINLESS STEEL appliances, GAS RANGE, FRENCH DOOR FRIDGE. Adjacent is the east-facing living room, featuring large windows that bathe the space in natural light. This level boasts 9-FOOT CEILINGS, LVP FLOORING THROUGHOUT, and a west-facing dining area, offering ample illumination. Step onto the sizeable private balcony, equipped with a GAS BBQ HOOKUP, ideal for outdoor gatherings. Continuing upward, a landing area awaits with expansive windows, providing a serene spot for relaxation. Upstairs, discover three generously proportioned bedrooms and two full bathrooms, the entire floor adorned with UPGRADED CARPET for your comfort. The master suite boasts VAULTED CEILING, a spacious WALK-IN CLOSET, and an



ENSUITE BATHROOM with a DOUBLE VANITY. Outside your master bedroom, youâ€™ll find an oversized linen closet, a large laundry room with plenty of shelving space for all your cleaning supplies. The additional two bedrooms feature SUBSTANTIAL CLOSETS and LARGE WINDOWS. This townhouse is built to BuiltGreen Canada standards, featuring TRIPLE-PANE WINDOWS, CENTRAL AIR CONDITIONING, and CENTRAL AIR PURIFICATION SYSTEM. This townhome is walking distance to Symon Valley Nature Reserve, close to Sage Hill Plaza including Walmart & T&T Supermarket, and Beacon Hill & Creekside shopping centers. Easy access to the Calgary Ring Road and major thoroughfares makes commuting a breeze. With three playgrounds nearby, this townhome is the perfect choice for growing families. Schedule a showing today and see this gem for yourself!

Built in 2021

Essential Information

MLS® #	A2112246
Price	\$579,000
Sold Price	\$600,100
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,810
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	19 Sage Meadows Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K2

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Utilities	Natural Gas Available
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Gas Range, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	March 15th, 2024
Days on Market	10
Zoning	M-1 d60
HOA Fees	0.00

Listing Details

Listing Office Homecare Realty Ltd.

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