

\$490,000 - 906 Sage Meadows Gardens Nw, Calgary

MLS® #A2114809

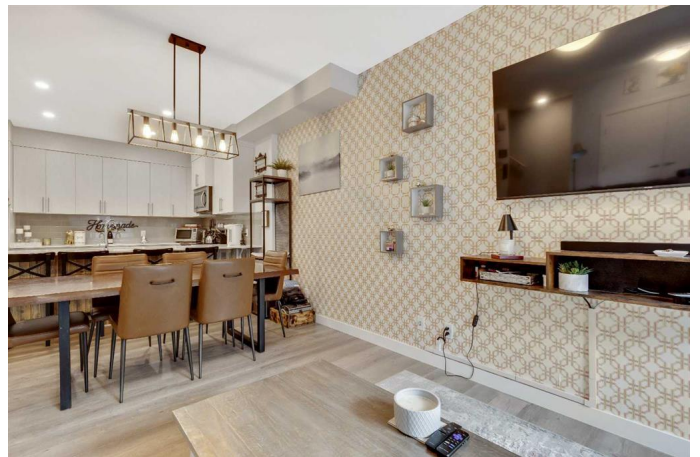
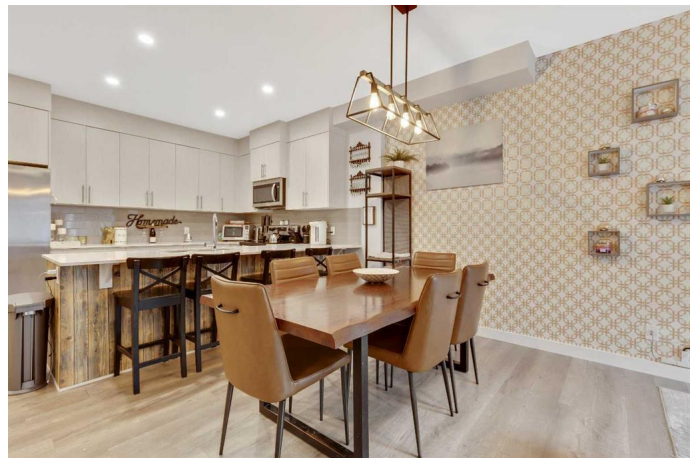
\$490,000

3 Bedroom, 4.00 Bathroom, 1,249 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning former show home nestled in the community of Sage Hill! Featuring a modern design, this 3-bedroom, 3.5-bathroom unit seamlessly blends elegance with practicality. Built with community in mind, the quality craftsmanship of this complex shows and offers plenty of comfort and convenience. As you enter, you'll be greeted by an inviting open concept featuring a spacious kitchen, living room, and dining room perfect for hosting gatherings with friends and family. The kitchen is equipped with stainless steel appliances, an elegant undermount sink, quartz countertops, stylish tile backsplash, and counter seating. A convenient 2pc bath and ample cupboard storage space finish off the first level. Upstairs, an oasis awaits with the primary bedroom, including vaulted ceilings, a walk-through closet, and a huge 5pc luxurious ensuite with dual vanity and a rejuvenating tub. You will find the second bedroom with a walk-in closet, another 4pc bath down the hall, and a stacked washer/dryer adding to the convenience of the upper level. Head downstairs, and you'll discover the design flow continues with a builder-finished lower, offering more versatility. There is a cozy family room, the third bedroom or home office, and a sleek 4pc bath ideal for accommodating guests or creating your own private space. Outside is the fenced front yard with low-maintenance turf and a gas hook-up providing the perfect setting for outdoor relaxation and container gardening. This unit comes with assigned



parking and visitor pass and is just steps away from local businesses. Also, be sure to note the LOW CONDO FEE. Every aspect of this home is tailored for easy living. Don't miss out on this one.

Built in 2018

Essential Information

MLS® #	A2114809
Price	\$490,000
Sold Price	\$485,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,249
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	906 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K3

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, No Smoking Home,
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	Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Humidifier, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard
Lot Description	Front Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	April 1st, 2024
Days on Market	17
Zoning	M-1 d60
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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