

\$479,900 - 209 Sage Meadows Gardens Nw, Calgary

MLS® #A2129681

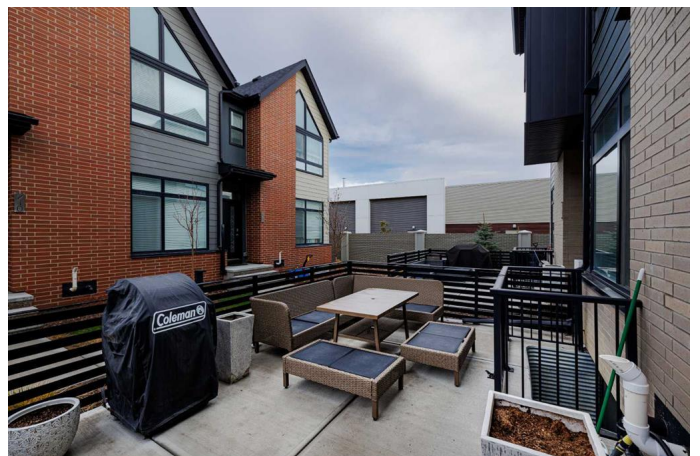
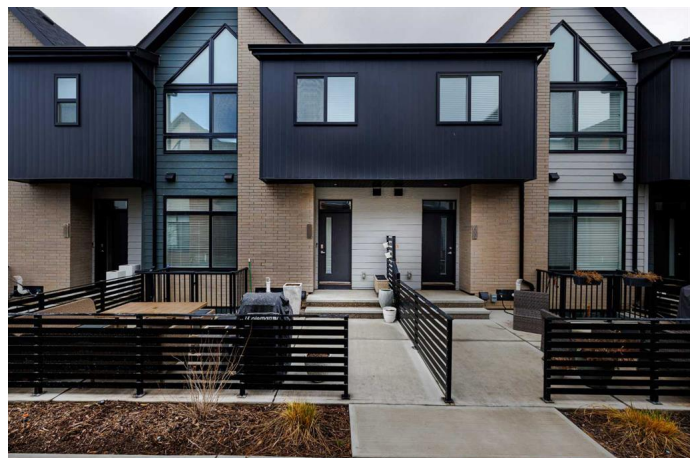
\$479,900

3 Bedroom, 4.00 Bathroom, 1,293 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautiful 3 bedroom & 3.5 bathroom, townhome with over 1,800 sqft of living space nestled in the sought after NW community of Sage Hill! This unit boasts a classy, modern design seamlessly blending elegance with practicality. Built with community in mind, the quality craftsmanship of this complex offers plenty of comfort and convenience with many upgrades throughout the interior & exterior of the home. An inviting open concept floor plan welcomes you to a spacious living room, dining room & gourmet kitchen, perfect for hosting gatherings with friends and family. Large windows & sunny west exposure flood the space with natural light. The chef's kitchen is a dream, equipped with stainless steel appliances, an elegant undermount sink, quartz countertops, stylish upgraded glass tile backsplash, and counter seating. Upgraded laminate flooring seamlessly spans throughout the main floor. A convenient 2pc powder room and ample cupboard storage space finish off the first level. An extra wide staircase leads to the upper level, with the primary bedroom, including gorgeous vaulted ceilings, large windows, a massive walk-through closet, and a huge 5pc luxurious ensuite with dual vanity and a rejuvenating tub/shower combo with upgraded tile detailing. You will find the second bedroom with a huge walk-in closet & custom feature wall, another 4pc bath down the hall, and a stacked washer/dryer adding to the convenience of the upper level. Heading



downstairs, the finishing quality continues seamlessly offering even more versatility & functionality with a 3rd bedroom (office or gym), a gorgeous full bathroom perfect for accommodating guests and a cozy family room. Outside is the fenced front patio, with sunny west exposure featuring a gas hook-up providing the perfect setting for outdoor relaxation and entertaining. Additional features of this home include: a tankless hot water heater, upgraded underlay for all the carpeted areas, a rough in for air conditioning, tile upgrades, quartz countertops in the bathrooms and durable hardy board siding & brick detailing on the exterior! This unit comes with assigned parking and visitor pass! Lovingly cared for by the original owner, this home has been meticulously well maintained & shows like-new. In a great location, close to shopping, amenities, schools, parks and pathways, with a well managed condo board and low condo fee, this complex is an amazing community to be a part of. This one won't last long! Exceptional value!

Built in 2019

Essential Information

MLS® #	A2129681
Price	\$479,900
Sold Price	\$495,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,293
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status	Sold
--------	------

Community Information

Address	209 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K2

Amenities

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

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	Rough-In
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2024
Date Sold	May 15th, 2024
Days on Market	8
Zoning	M-1 d60
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.