

\$450,000 - 305 Sage Meadows Gardens Nw, Calgary

MLS® #A2133554

\$450,000

3 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

SECOND CHANCES DO EXIST - BACK ON MARKET DUE TO FINANCING!! Welcome at Sage Meadows, where modern living meets convenience and comfort! Step into this remarkable END UNIT townhome with WEST and SOUTH exposure boasting an inviting open floor plan designed for seamless entertaining. The large windows on the front and side allow natural light to flood the space. The kitchen gleams with quartz countertops, stainless steel appliances and white cabinets with extra pantry cabinets to provide plenty of storage space. Upstairs, you'll find the master suite featuring VAULTED CEILINGS with full height windows, a walk through closet and a luxurious ensuite bathroom with double sinks. Down the hall you have 2 more generously sized bedrooms, a full 4 piece bathroom and the conveniently located laundry area add to the practicality and functionality of this home, ensuring that every need is met with ease. The unfinished basement invites your design ideas and offers flexibility to serve however you need. Located just steps away, the community playground offers a fun-filled escape for kids. The quality craftsmanship of this complex offers plenty of comfort and convenience like hardy board and brick exterior, and TANKLESS WATER HEATER. Nestled in the heart of Sage Meadows, this home is surrounded by an array of amenities, and easy access to major routes. Additionally, mere blocks away lies the bustling Creekside Shopping Centre, providing



easy access to a variety of shops, restaurants, and services, making errands and outings a breeze. Book your viewing time today! Opportunities in this highly desired complex don't last long.

Built in 2019

Essential Information

MLS® #	A2133554
Price	\$450,000
Sold Price	\$445,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	305 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1K2

Amenities

Amenities	Park, Playground, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No
-------------------	--

	Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	May 20th, 2024
Date Sold	July 25th, 2024
Days on Market	66
Zoning	M-1 d60
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

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.