

\$485,000 - 807 Sage Meadows Gardens Nw, Calgary

MLS® #A2148706

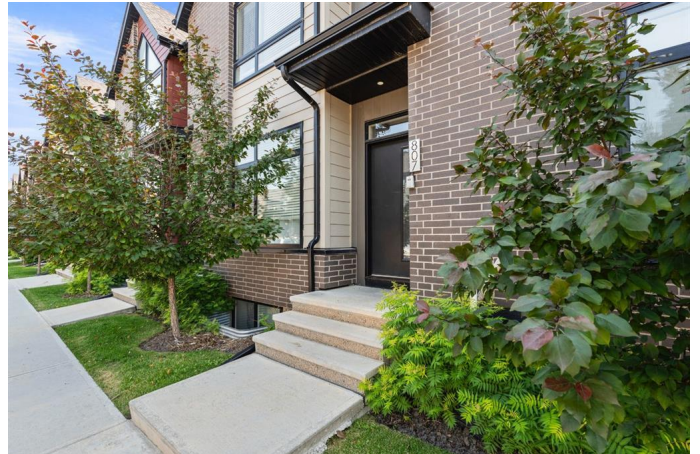
\$485,000

3 Bedroom, 4.00 Bathroom, 1,138 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Welcome to Arrive at Sage Meadows! Live the Maintenance Free Lifestyle without sacrificing space with over 1600 sqft across all floors with a fully finished basement, 3 beds, 3.5 bath and your own PRIVATE BACKYARD complete with irrigation and lawn care! That's right, you don't even need to mow the lawn! Plenty of natural light fills the space from front to back and the open flow main floor offers an inviting space for family gatherings and entertaining. The kitchen gleams with quartz countertops, upgraded stainless steel appliances, gas stove, designer tile backsplash and white cabinets featuring a large 2-TONED ISLAND. Upgraded BLACK FIXTURES throughout including kitchen and bath fixtures, and all hardware. Access your private fully fenced yard to BBQ, watch the kids play or easily let the dog out! Upstairs, you'll find DOUBLE MASTER BEDROOMS. On the one end, the VAULTED CEILINGS with full height windows present a luxurious space with a walk-in closet and a full ensuite bathroom. Down the hall you find the second master suite with another walk-in closet and full ensuite bathroom. Adding to the convenience, the laundry is located between the two suites with a smart and practical folding station built in. Descending to the basement you find the 3rd bedroom, another full bathroom, and a large family room to complete all 3 levels. The quality craftsmanship of this complex offers plenty of comfort and efficiency like hardy board and brick exterior, TRIPLE PANE



WINDOWS and TANKLESS WATER HEATER. Take part in the exclusive Community Garden just steps away. 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 2018

Essential Information

MLS® #	A2148706
Price	\$485,000
Sold Price	\$490,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,138
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	807 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K3

Amenities

Amenities	Community Gardens, Playground, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Gas Grill, Playground, Private Yard
Lot Description	Back Yard, Lawn, Landscaped, Level, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 26th, 2024
Days on Market	15
Zoning	M-1 d60
HOA Fees	0.00
HOA Fees Freq.	MON

Listing Details

Listing Office	eXp Realty
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