

\$420,000 - 138 Sage Meadows Gardens Nw, Calgary

MLS® #A2163164

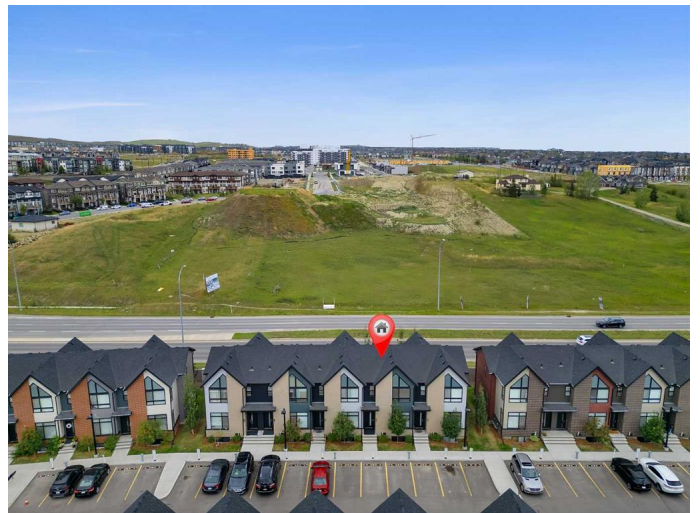
\$420,000

2 Bedroom, 3.00 Bathroom, 1,109 sqft

Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Introducing an exquisite townhouse at Arrive Sage in Sage Hill, just minutes away from a scenic pond and serene walking paths. This two-story unit boasts unparalleled privacy with no rear neighbours, a main floor featuring 9-foot ceilings and stylish dark grey vinyl plank flooring. The modern open-concept floorplan includes a front living room, dining area, and a kitchen with pristine white quartz countertops, stainless steel appliances, an upgraded stove, elegant full-height cabinetry, and an inviting island with a spacious eating bar. A 2-piece bathroom and a rear door leading out to a semi-private west-facing concrete patio, offering an ideal spot for basking in the evening sun. Upstairs, the primary bedroom captures attention with its soaring vaulted ceilings, a walk-in closet, and a luxurious 4-piece ensuite with quartz countertops. The second primary bedroom also features a walk-in closet and a 4-piece ensuite. Additionally, you'll find an upper-floor laundry room with ample space for storage. The partially finished basement already features drywalled outside walls, roughed-in plumbing for a bathroom, On Demand Water Heater and two generously-sized windows awaiting your personal touch. Upgraded lighting fixtures throughout, an abundance of large windows for natural light, and a parking stall just outside the front door are among the additional highlights. This exceptional property is a must-see in proximity to shopping, restaurants, and major transportation routes. Schedule



your private showing today and experience a lifestyle of unmatched comfort and convenience.

Built in 2019

Essential Information

MLS® #	A2163164
Price	\$420,000
Sold Price	\$420,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,109
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	138 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1k2

Amenities

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

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 24th, 2024
Days on Market	19
Zoning	M-1 d60
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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