

\$625,000 - 49 Sage Meadows Terrace Nw, Calgary

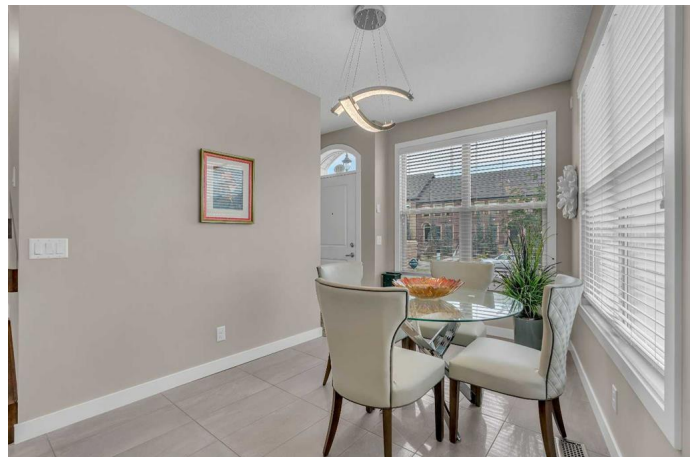
MLS® #A2166238

\$625,000

3 Bedroom, 3.00 Bathroom, 1,314 sqft
Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

EXECUTIVE BROWNSTONE -
SIGNIFICANTLY UPGRADED ON ALL LVLS -
QUIET COMMUNITY W/ LOTS OF GREEN
SPACES! Welcome home to 49 Sage
Meadows Terrace NW—a stunning end-unit
townhome in the lush and tranquil NW
community of Sage Hill with 1,894sqft of living
space! This New-York style Brownstone
townhome is on a corner lot and offers luxury
living with extensive upgrades, both inside and
out, that elevate its value above the rest all
with the added bonus of NO CONDO FEES &
A/C! As you enter, you're welcomed by a
bright and spacious foyer that flows into the
open-concept main living area starting at the
dining room complete with an elegant designer
light fixture. Further in, the gourmet kitchen
features an upgraded appliance package,
Quartz countertops & a Blanco Silgranit sink.
The living area showcases a beautiful
barnwood feature wall adding WARMTH &
CHARACTER, and a sliding patio door with a
power blind, offering easy access to your
meticulously landscaped back yard. The main
floor has been upgraded from hardwood to
luxury ceramic, installed in a sophisticated
stacked pattern giving it a LUXURIOUS FEEL.
Heading up the stairs, you will find a beautiful
railing installed on the staircase, adding to the
open-concept feel. The primary bedroom
continues to impress with more large windows
and a large closet. The upper level also
includes a second bedroom currently serving
as a SOPHISTICATED home office space,



and a spacious full 4pc bathroom complete with Quartz countertops which houses your conveniently-placed laundry. The basement offers additional living space, including a third bedroom and another full 4pc bath with Quartz countertops. A brand-new two-stage furnace, installed just two years ago, ensures your home is energy-efficient and gives you peace of mind. Outside, the backyard has been landscaped including a Roman stone patio, extensive desert scape shrub beds - covered in Montana rainbow rock, complete with professionally poured concrete curbing and decorative boulders, providing a defined, finished look. The backyard has maintenance free, powder coated aluminum fencing with side and rear yard entry. The detached garage is another highlight, with a lifetime warranty floor coating, upgraded cement walls, and a full hanging wall system for storage—all in immaculate condition. Situated on a character-filled, well taken care of street in the PEACEFUL community of Sage Hill, this home is surrounded by several playgrounds, walking/biking paths, and Moonlit Lake. Amenities are just minutes away like Creekside Shopping Centre and Kincora Tower, plus easy access to the rest of the city through nearby Symons Valley Rd which turns into Beddington Trail, Stoney Trail, Shaganappi Trail, Sarcee Trail & 14th ST. Jumping in the car: Downtown is a 23 min drive (20.9KM), Airport is a 21 min drive (13.8KM) & Banff is a 1 hr 20 min drive (128KM). Please note: Original owner moved in December 2013, even though year built shows 2011.

Built in 2011

Essential Information

MLS® #	A2166238
Price	\$625,000

Sold Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,314
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	49 Sage Meadows Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0E9

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 16th, 2024
Date Sold October 1st, 2024
Days on Market 15
Zoning M-G d44
HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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