

# \$490,000 - 904 Sage Meadows Gardens Nw, Calgary

MLS® #A2211857

**\$490,000**

4 Bedroom, 4.00 Bathroom, 1,191 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Discovered your dream home in this stunning 4 Bedrooms, 3.5 bathrooms Townhouse, Nestled in a vibrant and family-friendly community. This was a former show home. This beautifully maintained property offers a perfect blend of a modern comfort and stylish designed, ideal for families, professional or anyone looking for a cozy yet spacious living home. As you step inside, you will be greeted by an open concept living area flooded with natural light and perfect for relaxing after a long day. The modern kitchen boasts high-end stainless-steel appliances upgraded quartz countertop. The upstairs includes the generous master suite, a private retreat with an ensuite bathroom and a walk-in closet. Two additional bedrooms. 4pc main washroom and laundry. Full finished basement with spacious rec room, 4th bedroom with walk-in closet and upgraded four pc washroom. The townhouse includes AC, BBQ gas line, engineered hardwood floor, tile. Parking and visitor parking outside the door. With its blend of charm, comfort and location this townhouse is a rare find and won't stay on the market long. Don't miss out on the opportunity to make this beautiful Townhouse your new home.

Built in 2018

## Essential Information

MLS® # A2211857

Price \$490,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,191         |
| Acres          | 0.02          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 904 Sage Meadows Gardens Nw |
| Subdivision | Sage Hill                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3P 1K3                     |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Parking         |
| Parking Spaces | 1               |
| Parking        | Stall, Assigned |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings            |
| Heating           | Forced Air, Natural Gas                                                                                                           |
| Cooling           | Central Air                                                                                                                       |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full                                                                                                                    |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                      |
| Lot Description   | Corner Lot, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Meadow |

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingle           |
| Construction | Brick, Cement Fiber Board |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 21               |
| Zoning         | M-1d60           |
| HOA Fees       | 270              |
| HOA Fees Freq. | MON              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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