

# \$585,000 - 13 Sage Meadows Terrace Nw, Calgary

MLS® #A2243449

## \$585,000

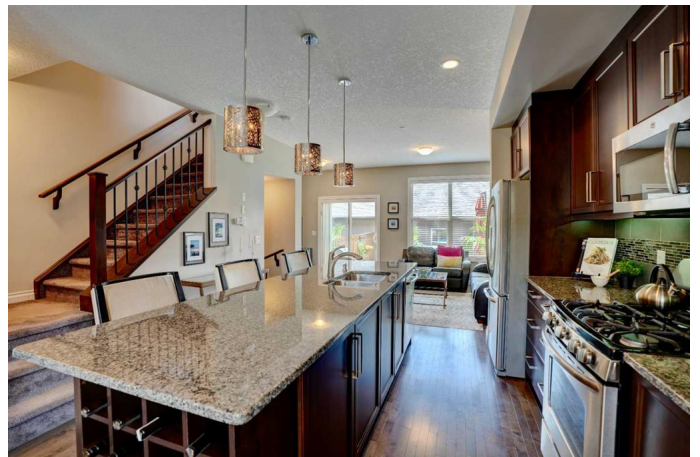
3 Bedroom, 4.00 Bathroom, 1,245 sqft  
Residential on 0.04 Acres

Sage Hill, Calgary, Alberta

Welcome to 13 Sage Meadows Terrace NW â€” a rare opportunity to own a freehold townhouse in Sage Meadows with no condo fees and a truly turn-key, low-maintenance lifestyle. From the stunning rear deck with hot tub to the fully finished basement, this home is packed with thoughtful upgrades inside and out.

As you enter, you're greeted by 9-foot ceilings on the main floor, hardwood flooring, and a bright open layout perfect for everyday living and entertaining. The kitchen is fully upgraded with granite countertops, floor-to-ceiling cabinetry, GE stainless steel appliances including a gas stove, microwave hood fan, built-in wine rack, and ample cabinet space. Stylish pendant lighting over the island and an upgraded dining room fixture add an elegant touch. Just a few steps off the main living area is a 2-piece powder room with a pedestal sink for guests.

Upstairs, you'll find two spacious bedrooms, both featuring carpet flooring, 8-foot knockdown ceilings, and large, bright windows â€” especially the front bedroom with beautiful south exposure. The primary bedroom includes upgraded lighting, dual french door closets, and a well-appointed 3-piece ensuite with granite counters, linen closet, and standing shower. The main 4-piece bathroom offers ceramic tile floors, a laminate counter, and three generously sized storage cabinets.



Convenient upstairs laundry makes daily chores a breeze.

The basement was professionally developed by the builder, ensuring it flows seamlessly with the rest of the home. It features 9-foot ceilings, cozy carpet flooring, a large third bedroom with double closets, a 4-piece bathroom, and a welcoming living area with a custom wine bar, backsplash, mini fridge, and a mounted electric fireplace. There's also extra shelving under the stairs for added storage.

Outside, enjoy a fully landscaped backyard complete with a pressure-treated wood deck, hot tub, and no lawn to cut – ideal for relaxing with minimal upkeep. The front yard is maintained by an irrigation system, so even the grass takes care of itself! The detached garage is finished with drywalled walls, a built-in toolbox, and custom cabinetry for organized storage.

Additional upgrades include rough-ins for built-in speakers throughout the home, making it entertainment-ready. Located in a beautiful, quiet part of Sage Meadows close to pathways, shopping, transit, and amenities, this home checks every box for style, comfort, and convenience.

Built in 2011

**Essential Information**

MLS® #	A2243449
Price	\$585,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,245
Acres	0.04

Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13 Sage Meadows Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0E8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, Wet Bar
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 29th, 2025
Days on Market	1
Zoning	M-G d44

**Listing Details**

Listing Office	Real Broker
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