

# \$450,000 - 204 Sage Meadows Gardens Nw, Calgary

MLS® #A2247068

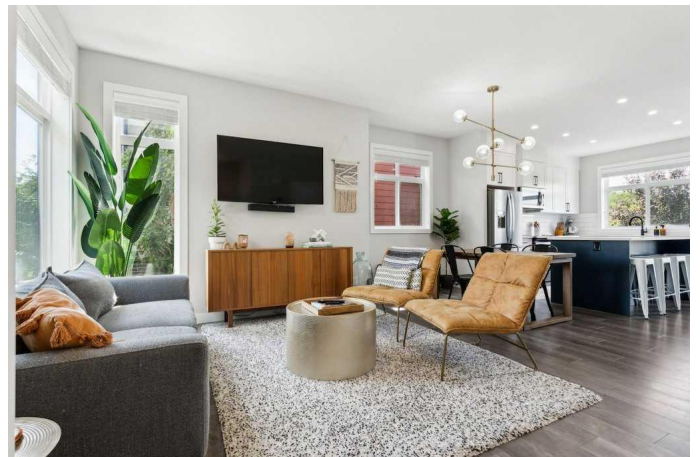
**\$450,000**

4 Bedroom, 4.00 Bathroom, 1,253 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 9 from 1:00-3:30 PM. Wow. Wow. Wow! This very rare 3 + 1 bedroom immaculate townhome in Sage Meadows is in showhome condition and is a must see! This amazing home is fabulously upgraded and features a gorgeous chef's kitchen with full height custom cabinetry, custom built-in pantry, quartz counter tops, central island and stainless steel appliances, extensive use of luxury flooring, 9 foot ceilings, knock down stipple ceilings, upgraded lighting, powder room off the main, spacious dining area and large formal living room. Upstairs features 3 good sized bedrooms including a beautifully vaulted bright open primary bedroom with walk-in closet and elegant 4 pc ensuite. The upper level also boasts another 4 pc bath and an upper laundry making laundry a breeze. The fully finished lower level features a superbly designed family room with electric fireplace, new carpet, large guest bedroom with free standing closets, elegant barn door and another full bath. This one of a kind property, too stunning to be captured in photos, also boasts central air conditioning, on demand hot water, a private rear yard, is a coveted end unit that makes the home awash in sun, boasts upgraded hardie board exterior and comes with a personal parking stall only steps away. The complex is extremely well maintained and boasts very low condo fees, is close to parks, paths and all amenities and is an incomparable buy that must be seen. Don't miss viewing today.



Built in 2019

## Essential Information

MLS® #	A2247068
Price	\$450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,253
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	204 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K2

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Zoning	M-1 d60

## Listing Details

Listing Office	RE/MAX First
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