

## 1109 Sage Meadows Gardens NW Calgary, Alberta

**MLS # A2201076**



# \$465,000

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 265
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Metal Siding , Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** Say hello to this exceptional 2-bed, 2.5-bath townhouse at Arrive Sage in Sage Hill offers MODERN, ELEGANT, and SUSTAINABLE LIVING. This CERTIFIED BUILT GREEN home features industry-leading architecture, contemporary finishes, and NO REAR NEIGHBOURS for added privacy. Just minutes from a scenic pond and walking paths—an ideal choice for first-time homebuyers or investors. The main floor boasts 9-FOOT CEILINGS, STYLISH GREY VINYL PLANK FLOORING, and an OPEN-CONCEPT LAYOUT. The living room is bright and inviting, while the rear kitchen impresses with white quartz countertops, Whirlpool stainless steel appliances, full-height cabinetry, and an island with bar seating. A spacious dining area and a convenient 2pc powder room complete this level. Outside, enjoy a LOW-MAINTENANCE FRONT PATIO. Upstairs, the primary bedroom is a showstopper with vaulted ceilings, oversized windows, and a walk-through closet leading to a luxurious 4pc ensuite with a dual vanity and tub/shower combo. The second bedroom offers a large walk-in closet, and the main 4pc bathroom includes an extended vanity and tub/shower combo. The upper-floor laundry adds extra convenience. The partially finished basement provides endless potential—perfect for an additional bedroom, rec room, or flex space. Extra perks include a TANKLESS WATER HEATER, LOW CONDO FEES, and an ASSIGNED OUTDOOR PARKING STALL. Sage Hill offers top-rated schools, daycares, parks, and scenic walking paths. Plus, quick access to shopping, dining, and major routes for a stress-free commute. Don't miss out—book your private showing today!