

**51 Sage Meadows Circle NW**  
**Calgary, Alberta**

**MLS # A2211471**



**\$544,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Sage Hill  |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey   |               |                  |
| <b>Size:</b>     | 1,800 sq.ft.   | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Faces Rear, Insulated, |               |                  |
| <b>Lot Size:</b> | 0.02 Acre  |               |                  |
| <b>Lot Feat:</b> | Street Lighting, Yard Lights   |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Public |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 338 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Cement Fiber Board, Wood Frame  | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A  |                   |        |

**\*\*AMAZING NEW PRICE AND PRICE\*\* BIG 1800 SF \*\*INDOOR PARKING FOR TWO CARS - SIDE BY SIDE DOUBLE CAR GARAGE\*\*** This trendy 3-story townhome is ideally located in the community of Sage Hill and close to the many amenities - Transit, Parks, Shopping, pathways, dog parks, and FUN! Away from the crazy busy & nosier Sage Hill transportation corridor with quick and Easy building access via Symons Valley Road. The ground floor displays a sizeable main entrance with a den/office, storage, and fast access to your garage. The spacious upper main living area includes high 9' ceilings, beautiful engineered luxury vinyl plank flooring, a large living room, a stylish kitchen with quartz counter tops/an upgraded kitchen backsplash/ceiling high cabinets/a central island with a flush eating bar & an upgraded stainless steel appliances. A sizeable outdoor balcony is off the family-approved dining room and offers a covered BBQ area with a gas line. The upper floor features 3 good-sized bedrooms, 2 full bathrooms, and a laundry area with a side-by-side washer and dryer. **BONUS:** The primary bedroom layout features 14' soaring vaulted ceilings, a private 5-piece ensuite & big walk-in closet. This trendy townhome with a modern & cor palette has everything you need with a functional yet stylish layout. A quick MAY 2025 possession date is available! Call your friendly REALTOR(R) to book a viewing!