



THE
A-TEAM

**RE/MAX
FIRST**

126 SAGE MEADOWS Gardens, Calgary T3P 1K2

MLS®#: **A2143775** Area: **Sage Hill** Listing Date: **06/27/24** List Price: **\$649,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Landscaped,Level**
 Park Feat: **Assigned,Off Street**

Finished Floor Area

Abv Sqft: **1,263**
 Low Sqft:
 Ttl Sqft: **1,263**

DOM

5

Layout

Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Playground**

Construction: **Brick,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`7" x 5`5"
Dining Room	Main	14`5" x 7`1"
2pc Bathroom	Main	5`7" x 5`0"
4pc Ensuite bath	Upper	8`0" x 5`0"
Bedroom	Upper	8`8" x 8`7"
Laundry	Upper	5`6" x 3`3"
Bedroom	Basement	10`2" x 9`11"

Room	Level	Dimensions
Living Room	Main	12`5" x 10`6"
Kitchen	Main	14`6" x 12`0"
Bedroom - Primary	Upper	12`5" x 10`0"
Bedroom	Upper	9`7" x 8`9"
4pc Bathroom	Upper	8`0" x 5`0"
Furnace/Utility Room	Basement	11`3" x 5`9"
4pc Bathroom	Basement	8`11" x 5`0"

Condo Fee:
\$294

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d60

Legal Desc: **1812252**

Remarks

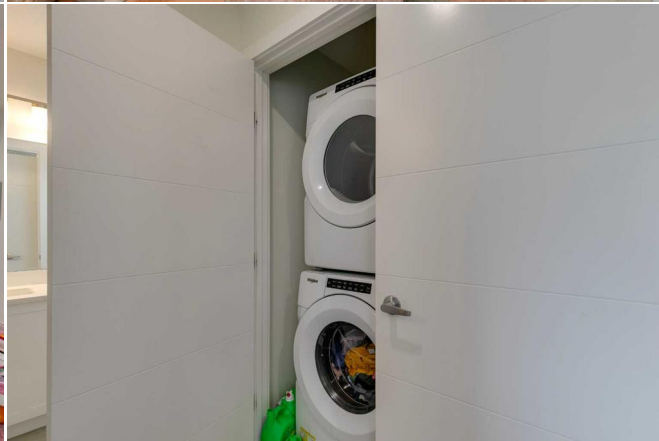
Pub Rmks: **Welcome to this stunning 2-storey end unit townhome nestled in the desirable community of Sage Hill. Boasting abundant space and contemporary conveniences, this residence is an ideal blend of comfort and modern living. Step inside to discover a spacious layout that welcomes you with natural light streaming through every corner of the inviting open-concept main floor. Perfect for entertaining, the expansive living and dining areas seamlessly flow together. The kitchen is a chef's delight, featuring upgraded quartz countertops, full-height cabinets, and a sizable island where friends and family can gather. Convenience meets luxury on this level with a thoughtfully placed 2-piece guest bathroom adding to the home's practicality and charm. Ascend the stairs to the upper level where tranquility awaits in the primary bedroom, complete with a private 4-piece ensuite bath for moments of relaxation. Two additional bedrooms offer ample space for family members or guests, while a dedicated laundry room adds to the home's functionality. The fully finished basement extends the living space with a generous recreation room, an additional fourth bedroom, and yet another well-appointed 4-piece bathroom, ensuring comfort and privacy for everyone in the household. Designed with style and practicality in mind, this home caters to those seeking a vibrant community lifestyle. Enjoy the convenience of two assigned parking stalls just steps from your front door, making coming and going a breeze. Outside, the community features a park and playground, perfect for families to enjoy quality time together and create lasting memories. Don't miss the opportunity to make this beautiful townhome your own. Schedule your private viewing today and experience firsthand the comfort and elegance that awaits you in Sage Hill.**

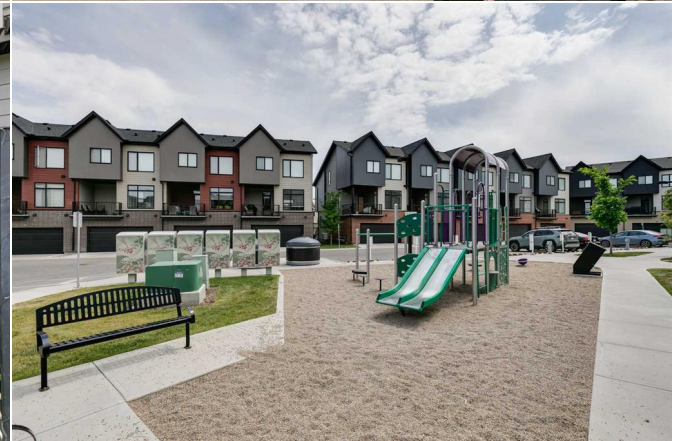
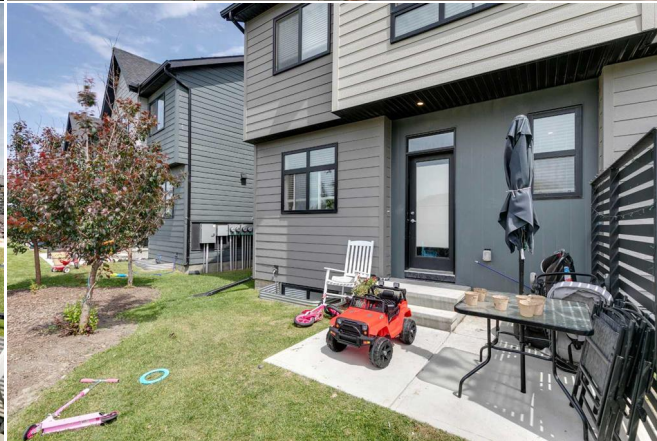
Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









126 SAGE MEADOWS GARDENS NW CALGARY
 MAIN - 611.16 Sq.R / 56.78 m²
 UPPER - 652.00 Sq.R / 60.57 m²
 BMS TOTAL - 1263.16 Sq.R / 117.35 m²
 BASEMENT - 611.16 Sq.R / 56.78 m²
 DEVELOPED AREA - 543.24 Sq.R / 50.51 m²
 ROW / TOWNHOUSE
 *MEASUREMENTS TAKEN TO EXTERIOR FOUNDATION

SHERAZ ANWAR
 URBAN REALTY
 INFO@SHERAZANWAR.COM
 403.923.1226
 JUNE 26, 2024

The floor plan is divided into three levels:

- Basement:** Includes a Utility room, Family Room (10'2" x 11'4"), and Bedroom Four (10'7" x 9'11").
- Main Level:** Includes a Porch, Foyer, Living Room (12'3" x 10'6"), Dining Area (14'5" x 7'1"), Kitchen (14'0" x 11'0"), and a Bath.
- Upper Level:** Includes a Primary Bedroom (12'3" x 10'0"), Bedroom Two (9'7" x 8'9"), Bedroom Three (8'5" x 8'7"), a Walk-in Closet, a Laundry room, and another Bath.

 A separate Patio (9'8" x 9'8") is also shown.

urban
 REAL ESTATE SERVICES LTD.

ZOON

136 SAGE MEADOWS GARDENS NW CALGARY

MAIN - 611.16 Sq.Ft. / 56.78 m²

UPPER - 652.00 Sq.Ft. / 60.37 m²

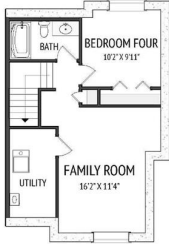
RMS TOTAL - 1263.16 Sq.Ft. / 117.15 m²

BASEMENT - 611.16 Sq.Ft. / 56.78 m²

*20251 CLOSET AREA - 144.74 Sq.Ft. / 13.31 m²

ROW / TOWNHOUSE

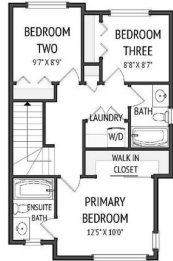
*80GA. ENG. MEASUREMENTS TAKEN TO EXTERIOR FOUNDATION



BASEMENT



MAIN LEVEL



UPPER LEVEL