



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**126 SAGE MEADOWS Gardens, Calgary T3P 1K2**

MLS®#: **A2160878**      Area: **Sage Hill**      Listing Date: **08/27/24**      List Price: **\$524,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 10-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **1,044 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,275**  
 Low Sqft:  
 Ttl Sqft: **1,275**

DOM

**22**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Yard,Level**  
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Playground**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 5`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 10`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`0" x 14`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`7" x 12`5"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`5" x 7`8"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`0" x 12`5"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`11" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`6" x 8`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 8`9"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 10`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$294**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d60**

Legal Desc: **1812252**

Remarks

Pub Rmks: **\*\* Open House Saturday, Sept. 14th 12PM-2PM \*\* Welcome to this stunning 2-storey end-unit townhome nestled in the desirable community of Sage Hill. This residence combines modern comfort with stylish living, offering generous space and an inviting ambiance throughout. As you step inside, natural light floods the open-concept main floor, where expansive living and dining areas seamlessly flow into the kitchen, complete with upgraded quartz countertops, full-height cabinetry, and a spacious island perfect for gathering with family and friends. The main level also features a convenient 2-piece bathroom. Upstairs, the primary suite offers a serene retreat a tall vaulted ceiling with a 4-piece ensuite, accompanied by two additional well-sized bedrooms and a dedicated laundry room for added convenience. The fully finished basement extends the living space, providing a versatile recreation room, a fourth bedroom, and a well-appointed 4-piece bathroom, ensuring comfort and privacy for everyone. Designed with both style and practicality in mind, this townhome is perfect for those seeking a vibrant community lifestyle, with two assigned parking stalls just steps from the front door, and a nearby park and playground for family enjoyment. Don't miss the chance to make this beautiful townhome in Sage Hill your own—schedule your private viewing today and experience the perfect blend of comfort, elegance, and community living.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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





