



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**138 SAGE MEADOWS Gardens, Calgary T3P1k2**

MLS®#: **A2163164**

Area: **Sage Hill**

Listing Date: **09/05/24**

List Price: **\$420,000**

Status: **Pending**

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: **1,345 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Stall**

DOM

**13**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 12`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 6`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 10`7"</b>	<b>Hall</b>	<b>Main</b>	<b>5`3" x 6`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 10`9"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>5`0" x 4`9"</b>
<b>Hall</b>	<b>Second</b>	<b>8`8" x 9`4"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`1" x 10`1"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`2" x 4`4"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$240**

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

Zoning:  
**M-1 d60**

Legal Desc: **1812252**

Remarks

Pub Rmks: **Introducing an exquisite townhouse at Arrive Sage in Sage Hill, just minutes away from a scenic pond and serene walking paths. This two-story unit boasts unparalleled privacy with no rear neighbours, a main floor featuring 9-foot ceilings and stylish dark grey vinyl plank flooring. The modern open-concept floorplan includes a front living room, dining area, and a kitchen with pristine white quartz countertops, stainless steel appliances, an upgraded stove, elegant full-height cabinetry, and an inviting island with a spacious eating bar. A 2-piece bathroom and a rear door leading out to a semi-private west-facing concrete patio, offering an ideal spot for basking in the evening sun. Upstairs, the primary bedroom captures attention with its soaring vaulted ceilings, a walk-in closet, and a luxurious 4-piece ensuite with quartz countertops. The second primary bedroom also features a walk-in closet and a 4-piece ensuite. Additionally, you'll find an upper-floor laundry room with ample space for storage. The partially finished basement already features drywalled outside walls, roughed-in plumbing for a bathroom, On Demand Water Heater and two generously-sized windows awaiting your personal touch. Upgraded lighting fixtures throughout, an abundance of large windows for natural light, and a parking stall just outside the front door are among the additional highlights. This exceptional property is a must-see in proximity to shopping, restaurants, and major transportation routes. Schedule your private showing today and experience a lifestyle of unmatched comfort and convenience.**

Inclusions: **none**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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













