

821 SAGE MEADOWS Gardens, Calgary T3h 0b3

MLS®#: **A2170813** Area: **Sage Hill** Listing Date: **12/02/24** List Price: **\$485,000**
 Status: **Active** County: **Calgary** Change: **-\$4k, 20-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,138**
 Low Sqft:
 Ttl Sqft: **1,138**

DOM

51
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`1" x 7`5"	Kitchen	Main	12`1" x 12`6"
2pc Bathroom	Main	5`2" x 5`6"	Living Room	Main	12`0" x 10`0"
Bedroom - Primary	Second	12`1" x 10`10"	4pc Ensuite bath	Second	4`11" x 8`10"
4pc Ensuite bath	Second	4`11" x 8`10"	Bedroom	Second	12`1" x 10`0"
4pc Bathroom	Lower	8`10" x 4`11"	Bedroom	Lower	8`5" x 9`10"
Family Room	Lower	11`5" x 16`2"			

Legal/Tax/Financial

Condo Fee:
\$289

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1812252**

Remarks

Pub Rmks: **AMAZING OPPORTUNITY FOR FIRST-TIMERS, DOWN SIZERS, OR THOSE LOOKING FOR LOCK-AND-LEAVE LIFESTYLE! Welcome to this nearly-new 2-storey, 3 BR, 3.5 BATH family home WITH DEVELOPED BASEMENT in the highly sought-after NW community of Sage Meadows! This property offers an ideal blend of comfort, style, and convenience in a vibrant, amenity-rich neighborhood. Property Features: Bedrooms: 3 spacious bedrooms, including a serene primary suite with a private ensuite, vaulted ceiling and a wall of windows! Bathrooms: 3.5 well-appointed bathrooms to meet the needs of a busy household. Basement: Fully developed basement, perfect for a playroom, home office, or guest suite. Outdoor Space: A fenced, private yard offering a safe haven for kids and pets to play. Condo Fees: Low condo fees of \$289 make this home an affordable choice without compromising on quality. Highlights You'll Love: Spacious Layout:- Bright and airy open-concept main floor with modern finishes and ample room for entertaining or family time. Community Perks - as one of Calgary's newest NW communities, Sage Meadows boasts top-rated schools, day cares, beautifully maintained parks, scenic walking paths, and quick access to shopping, dining, and recreational facilities. Convenience - Easy access to major routes for an stress-free commute to work or weekend adventures. This home offers not just a place to live but a lifestyle enriched by a supportive community and countless amenities. Whether it's hosting gatherings in your stylish home, enjoying your kids thrive in excellent local schools, or exploring everything Sage Meadows has to offer, this is where your family's next chapter begins. Your dream family home awaits in Sage Meadows - make it yours!**

Inclusions:
Property Listed By: **n/a**
Stonemere Real Estate Solutions

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





