



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**904 SAGE MEADOWS Gardens, Calgary T3P 1K3**

MLS®#: **A2182636**      Area: **Sage Hill**      Listing Date: **12/13/24**      List Price: **\$520,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **1,011 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,191**  
 Low Sqft:  
 Ttl Sqft: **1,191**

DOM  
**8**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Corner Lot,Fruit Trees/Shrub(s),Front Yard,Low Maintenance Landscape,Meadow**  
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Cement Fiber Board**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 9`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`6" x 11`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`8" x 9`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`11" x 7`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 9`4"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`2" x 8`9"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`5" x 5`0"</b>	<b>Laundry</b>	<b>Second</b>	<b>5`5" x 3`2"</b>
<b>Family Room</b>	<b>Basement</b>	<b>13`11" x 12`11"</b>	<b>Walk-In Closet</b>	<b>Basement</b>	<b>6`9" x 5`10"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`4" x 6`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`0" x 8`1"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`4" x 8`3"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`0" x 7`0"</b>

**4pc Bathroom**  
**4pc Bathroom**

**Second**  
**Basement**

**9`5" x 5`5"**  
**8`10" x 4`11"**

**2pc Bathroom**

**Main**

**5`3" x 5`2"**

Legal/Tax/Financial

Condo Fee:  
**\$270**

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

Zoning:  
**M-1d60**

Legal Desc: **1812252**

Remarks

Pub Rmks: **Discovered your dream home in this stunning 4 Bedrooms, 3.5 bathrooms Townhouse, Nestled in a vibrant and family-friendly community. This was a former show home. This beautifully maintained property offers a perfect blend of a modern comfort and stylish designed, ideal for families, professional or anyone looking for a cozy yet spacious living home. As you step inside, you will be greeted by an open concept living area flooded with natural light and perfect for relaxing after a long day. The modern kitchen boasts high-end stainless-steel appliances upgraded quartz countertop. The upstairs includes the generous master suite, a private retreat with an ensuite bathroom and a walk-in closet. Two additional bedrooms. 4pc main washroom and laundry. Full finished basement with spacious rec room, 4th bedroom with walk-in closet and upgraded four pc washroom. The townhouse includes AC, BBQ gas line, engineered hardwood floor, tile. Parking and visitor parking outside the door. With its blend of charm, comfort and location this townhouse is a rare find and won't stay on the market long. Don't miss out on the opportunity to make this beautiful Townhouse your new home.**

Inclusions: **None**  
Property Listed By: **Comox Realty**

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







