



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

MLS®#: **A2186484** Area: **Sage Hill** Listing Date: **01/09/25** List Price: **\$490,000**  
 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: **635 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,187**  
 Low Sqft:  
 Ttl Sqft: **1,187**

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

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

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet, Laminate**  
 Sewer: Ext Feat: **Playground** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`9" x 13`9"	Kitchen	Main	14`3" x 10`3"
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	12`1" x 9`8"
Bedroom	Upper	7`11" x 8`11"	Bedroom - Primary	Upper	10`8" x 9`10"
Bedroom	Upper	9`11" x 9`5"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Other	Lower	13`4" x 28`6"

Legal/Tax/Financial

Condo Fee:  
**\$304**

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

Zoning:  
**M-1**

Legal Desc: **1812252**

Remarks

Pub Rmks: **Welcome to ARRIVE at Sage Meadows, where modern design meets thoughtful functionality. This Certified BUILTGREEN home boasts industry-leading architecture and stunning contemporary finishes that set it apart. With 2 storeys, 3 bedrooms, and 2.5 baths, this home offers an open-concept layout perfect for today's lifestyle. Highlights include quartz countertops, full-height soft-close cabinetry, sleek 2" faux wood blinds, and durable laminate flooring, all exuding modern sophistication. The exterior features black metal cladding and Hardie Board siding, delivering both durability and style. Upstairs, the vaulted ceilings in the primary bedroom create an airy retreat, complete with a spa-inspired ensuite and a walk-through closet. Two additional spacious bedrooms, a full bath, and an upper-level laundry complete the floorplan. The unfinished basement invites your imagination—perfect for adding a fourth bedroom, a full bath, and a recreation room. Surrounded by amenities like schools, shops, and medical services, this home also offers easy access to Nose Creek Park and the tranquil pathways of this estate community. A fusion of comfort and style awaits—call today for your private showing!**

Inclusions: **None**  
Property Listed By: **First Place Realty**

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







