

# \$490,000 - 904 Sage Meadows Gardens Nw, Calgary

MLS® #A2211857

**\$490,000**

4 Bedroom, 4.00 Bathroom, 1,191 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

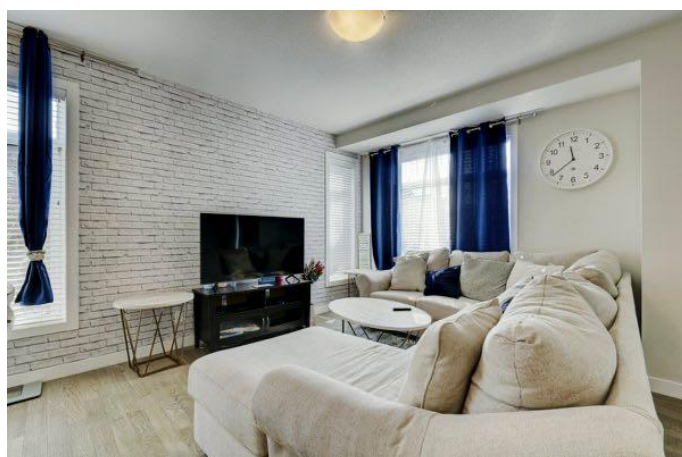
Discovered your dream home in this stunning 4 Bedrooms, 3.5 bathrooms Townhouse, Nestled in a vibrant and family-friendly community. This was a former show home. This beautifully maintained property offers a perfect blend of a modern comfort and stylish designed, ideal for families, professional or anyone 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.

Built in 2018

## Essential Information

MLS® # A2211857

Price \$490,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,191
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	904 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K3

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Stall, Assigned

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Corner Lot, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Meadow

Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	18
Zoning	M-1d60
HOA Fees	270
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Comox Realty
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