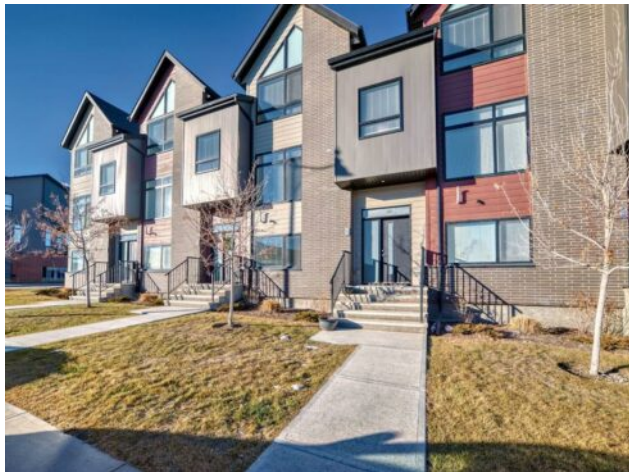


**67 Sage Meadows Circle NW  
Calgary, Alberta**

**MLS # A2190041**



**\$584,999**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,779 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 318
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Your Perfect Home! This impeccably maintained and upgraded 3-bedroom townhome combines modern design with incredible functionality, all while offering the benefit of LOW CONDO FEE'S, Canada-certified Built GREEN and Central air conditioning system. Upon entering through the private entrance, you'll be greeted by a versatile FLEX/OFFICE room—ideal for a home office, GUEST space, or creative studio. Just a few steps down is the oversized DOUBLE ATTACHED GARAGE, fully HEATED and INSULATED, with additional under-stair STORAGE for all your seasonal items. The Garage comes with customisable and usable overhead and wall wood storage racks that simultaneously store four bicycles, eight car tyres, and an array of household items. The upper level unveils a stunning OPEN-CONCEPT living area with 9-foot ceilings and stylish LVP flooring throughout. The kitchen is a chef's dream, featuring QUARTZ countertops, an OVERSIZED DOUBLE SINK, stainless steel appliances, range, and an UPGRADED MAYTAG fridge. The adjacent living room is bathed in NATURAL light, thanks to expansive windows, while the dining area has UPGRADED EXTRA cabinetry for all your daily needs. Step outside onto the large private balcony, complete with a BBQ GAS LINE, perfect for outdoor gatherings and summer evenings. A few steps up, the landing area offers even more natural light through its large window, creating a tranquil spot for reading or relaxing. On the uppermost level, you'll find three generously sized bedrooms and two full bathrooms. The master suite is a luxurious retreat, boasting a VAULTED CEILING, a spacious WALK-IN closet, and an ENSUITE bathroom with a DOUBLE VANITY. Two additional bedrooms feature large windows and closets, perfect for family members or guests.

This level is completed by an oversized linen closet and a convenient laundry room with additional ample shelving space for all your essentials. This ENERGY-EFFICIENT townhome is Built Green Canada-certified and offers premium features such as triple-pane windows, central air conditioning, TANKLESS water heater providing heated water on demand and a central air purification system. Situated in an unbeatable location, you're walking distance to the scenic Symons Valley Nature Reserve and just moments from shopping hubs and gyms like Sage Hill Plaza (including Walmart and T&T Supermarket) and Creekside. The nearby Beacon Hill Centre commercial hub situates Costco, Home Depot, Canadian Tire and a plethora of shopping outlets. The house also has easy access to the Calgary Ring Road and major thoroughfares ensures a smooth commute, while nearby parks and playgrounds make this the ideal home for growing families. Don't miss your chance to own this exceptional townhome—schedule your viewing today and experience the perfect blend of comfort, convenience, and style!