

**18 Sage Meadows Terrace NW
Calgary, Alberta**

MLS # A2190587



\$603,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,224 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Smart Home, Soaking Tub, Storage, Wired for Sound

Inclusions: N/A

OPEN HOUSE SAT 2/8 AND SUN 2/9 2-5PM... SUPERB TOWNHOME WITH NO CONDO FEE. BRAND NEW ROOF (Feb 2025). You will absolutely fall in love with this New York style Brownstone townhome in the tranquil community of Sage Hill. Ideal location that offers walking distance to the community playground, green space, shopping, clinics... A short drive to staple stores like Walmart, T&T, Costco, Home Depot, Canadian Tire. Easy access to Stoney Trail and Deerfoot. Walk in and enjoy natural light flooded through over 1,800 sq ft of living space. Tons of upgrades including ceiling-height kitchen cabinets, quartz countertops, flush-mount lightings, main floor ceiling speakers. Hardwood on the main floor and newer (2023) LVP floorings on the upper for style and convenience. The airy main floor offers an open floorplan with high ceiling. Step out to the deck and enjoy nature from your own backyard. Upstairs is where you find 3 bedrooms, a full 4-pc bath and laundry. The basement is made for entertainment with a rec room equipped with color LED lights, an acoustic ceiling, darker walls for movies. A bedroom/ flex room and second bathroom completes this floor. You cannot miss this home. Call your realtor and schedule a viewing today.