



821 Sage Meadows Gardens Calgary Alberta

\$470,000

Open House Saturday February 22nd from 1 to 3 *****AIR CONDITIONING!!! DEVELOPED BASEMENT!!! ENCLOSED YARD!!! Don't miss this AMAZING OPPORTUNITY FOR FIRST-TIMERS, DOWN SIZERS, OR THOSE LOOKING FOR LOCK-AND-LEAVE LIFESTYLE. This like-new 2storey, 3 BR, 3.5 BATH AIR CONDITIONED family home WITH DEVELOPED BASEMENT in the highly sought-after NW community of Sage Meadows! This property offers an ideal blend of comfort, style, and convenience in a vibrant, amenity-rich neighborhood. and best part....you can have up to 3 pets WITH Board approval**Property Features:Bedrooms: 3 spacious bedrooms, including a serene primary suite with a private ensuite, vaulted ceiling and a wall of windows! Primary w ensuite and 2nd bedroom upstairs w ITS OWN ENSUITE, 3rd bedroom is downstairs (private!!) that has a bathroom right next door to it.Bathrooms: 3.5 well-appointed bathrooms to meet the needs of a busy household.Basement: Fully developed basement, perfect for a playroom, home office, or guest suite w large deep and sunny windowsOutdoor Space: A fenced, private yard offering a safe haven for kids and pets to play.Condo Fees: Low condo fees of \$289 make this home an affordable choice without compromising on quality.Highlights You'll Love:Spacious Layout:- Bright and airy open-concept main floor with modern finishes and ample room for entertaining or family time.Community Perks - as one of Calgary's newest NW communities, Sage Meadows boasts top-rated schools, day cares, beautifully maintained parks, scenic walking paths, and quick access to shopping, dining, and recreational facilities.Convenience - Easy access to major routes for an stress-free commute to work or weekend adventures.This home offers not just a place to live but a lifestyle enriched by a supportive community and countless amenities.Whether it's hosting gatherings in your stylish home, enjoying your kids thrive...

Primary Bedroom 12.08 Ft x 10.83 Ft

4pc Bathroom 4.92 Ft x 8.83 Ft

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Bedroom 12.08 Ft x 10.00 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

Family room 11.42 Ft x 16.17 Ft

Dining room 12.08 Ft x 7.42 Ft

Kitchen 12.08 Ft x 12.50 Ft

2pc Bathroom 5.17 Ft x 5.50 Ft

Living room 12.00 Ft x 10.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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