



## 85 SAGE MEADOWS Terrace Calgary Alberta

\$534,900

Here is an AIR-CONDITIONED, 2 STOREY BROWNSTONE TOWNHOME (NO Condo Fees) w/1604.52 sq ft of DEVELOPED LIVING SPACE incl/ALARM SYSTEM that also has a DOUBLE DETACHED GARAGE w/INSULATION + DRYWALL, a 15'6" X 10'0" COMPOSITE DECK which is all on a 1937.5 sq ft LOT; nestled in the COMMUNITY of SAGE MEADOWS!!! This 4 Bedroom, w/Four Pc X 2, + also a Two Pc Bathroom(s) has VALUE for the \$\$\$\$. Did we say NO CONDO FEES??? Great curb appeal w/ARCHITECTURAL DETAIL, + room to park on the street in front. There is the 9' KNOCKDOWN Ceiling on the Main Floor, NEWER HIGHER-END LUXURY VINYL PLANK throughout (Pergo/Torlys), + Carpet in the 476.54 sq ft FULLY FINISHED BASEMENT. The Foyer is INVITING w/PLENTY of NATURAL LIGHT incl/OPEN FLOOR PLAN. The 10'2" X 9'1" DINING ROOM will hold a FAMILY/FRIENDS GATHERING for those COZY Dinners. The KITCHEN has WHITE CABINETRY (PROFESSIONALLY PAINTED), HUGE GRANITE KITCHEN ISLAND, GRANITE COUNTERTOPS, TILED BACKSPLASH, SS APPLIANCES incl/NEWER Refrigerator, + NEW Pendant Lighting to give an ELEGANT, + CLEAN LOOK. The 17'2" X 11'0" LIVING ROOM is PERFECT for RELAXING in, + ENTERTAINING. It has a door leading out to the MASSIVE DECK. The Good-Sized 2 pc Bathroom is just 3 stairs up, before heading upwards to the 2nd Floor. The 14'10" X 9'0" PRIMARY BEDROOM is SPACIOUS incl/BRIGHT LIGHT from Windows. There is the 4 pc BATHROOM incl/Laundry Room, + 2 more Bedrooms. The Basement has a LARGE 4th Bedroom, another 4 pc BATHROOM, + a HUGE 15'11" X 13'2" RECREATION ROOM, + a Utility Room w/STORAGE area. The SW FACING BACKYARD is FULLY FENCED, has TREES, DECORATIVE GRAVEL, Garage, + the Deck that is AMAZING for those BBQ'S. A lot of Room to put PATIO FURNITURE to sit in watching the SUNSETS. A RETREAT on a QUIET street. Walking to the end of the street, only a few yards away is the PATHWAY SYSTEM (MILES & MILES to one end to the other) that leads out to t...

Primary Bedroom 14.83 Ft x 9.00 Ft

Bedroom 12.08 Ft x 9.33 Ft

Bedroom 10.58 Ft x 7.42 Ft

Laundry room 3.50 Ft x 3.00 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

Furnace 6.75 Ft x 6.50 Ft

Living room 17.17 Ft x 11.00 Ft

Kitchen 11.75 Ft x 11.67 Ft

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Listing Presented By:



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See

**Mirror**

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4pc Bathroom	9.75 Ft x 8.75 Ft	Dining room	10.17 Ft x 9.08 Ft
Family room	15.92 Ft x 13.17 Ft	Foyer	4.75 Ft x 4.67 Ft
Bedroom	14.17 Ft x 10.08 Ft	2pc Bathroom	5.00 Ft x 4.50 Ft