



1109 Sage Meadows Gardens Calgary Alberta

\$457,500

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Say hello to this exceptional 2-bed, 2.5-bath townhouse at Arrive Sage in Sage Hill offers MODERN, ELEGANT, and SUSTAINABLE LIVING. This CERTIFIED BUILT GREEN home features industry-leading architecture, contemporary finishes, and NO REAR NEIGHBOURS for added privacy. Just minutes from a scenic pond and walking paths—an ideal choice for first-time homebuyers or investors. The main floor boasts 9-FOOT CEILINGS, STYLISH GREY VINYL PLANK FLOORING, and an OPEN-CONCEPT LAYOUT. The living room is bright and inviting, while the rear kitchen impresses with white quartz countertops, Whirlpool stainless steel appliances, full-height cabinetry, and an island with bar seating. A spacious dining area and a convenient 2pc powder room complete this level. Outside, enjoy a LOW-MAINTENANCE FRONT PATIO. Upstairs, the primary bedroom is a showstopper with vaulted ceilings, oversized windows, and a walk-through closet leading to a luxurious 4pc ensuite with a dual vanity and tub/shower combo. The second bedroom offers a large walk-in closet, and the main 4pc bathroom includes an extended vanity and tub/shower combo. The upper-floor laundry adds extra convenience. The partially finished basement provides endless potential—perfect for an additional bedroom, rec room, or flex space. Extra perks include a TANKLESS WATER HEATER, LOW CONDO FEES, and an ASSIGNED OUTDOOR PARKING STALL. Sage Hill offers top-rated schools, daycares, parks, and scenic walking paths. Plus, quick access to shopping, dining, and major routes for a stress-free commute. Don't miss out—book your private showing today! (id:6769)

Primary Bedroom 12.00 Ft x 10.17 Ft

Bedroom 10.83 Ft x 9.50 Ft

Laundry room 5.42 Ft x 3.33 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Living room 12.33 Ft x 11.67 Ft

Kitchen 14.25 Ft x 9.50 Ft

Dining room 10.08 Ft x 7.42 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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