



# 1305 Sage Meadows Gardens Calgary Alberta

\$439,900

Welcome to this bright and beautifully maintained corner-unit townhome in the heart of Sage Hill. Flooded with natural light and thoughtfully laid out, this home offers a warm and welcoming feel from the moment you step inside. The main floor features a wide open and inviting layout, perfect for both everyday living and entertaining. A comfortable sitting area flows seamlessly into the dining space and a well-designed, functional kitchen, creating a space that feels open yet cozy. A convenient half bathroom completes the main level. Upstairs, you will find three well-sized bedrooms and two full bathrooms. The primary bedroom is a true retreat, highlighted by a stunning vaulted ceiling that enhances the sense of space and light. The additional bedrooms are ideal for family, guests, or a home office. The fully finished basement extends the living space with an additional bedroom and full bathroom, offering excellent flexibility for guests, extended family, or a private work-from-home setup. As a corner unit, this home stands out with extra windows, added privacy, and an abundance of natural light throughout. Located in a well-connected Sage Hill location, you are close to parks, pathways, shopping, and have quick access to major routes for an easy commute. This is a rare opportunity to own a bright, fully finished townhome with four bedrooms in one of Northwest Calgary's most desirable communities. (id:6769)

3pc Bathroom 9.42 Ft x 5.50 Ft

4pc Bathroom 9.25 Ft x 7.08 Ft

Bedroom 10.42 Ft x 9.08 Ft

Bedroom 12.33 Ft x 9.50 Ft

Primary Bedroom 14.25 Ft x 9.92 Ft

3pc Bathroom 9.08 Ft x 5.00 Ft

Bedroom 12.92 Ft x 8.75 Ft

Recreational, Games room 12.83 Ft x 13.92 Ft

Furnace 6.33 Ft x 15.25 Ft

2pc Bathroom 5.33 Ft x 4.92 Ft

Dining room 16.08 Ft x 6.00 Ft

Kitchen 14.50 Ft x 9.25 Ft

Living room 17.67 Ft x 13.33 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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