



# 305 Sage Meadows Gardens Calgary Alberta

\$450,000

SECOND CHANCES DO EXIST - BACK ON MARKET DUE TO FINANCING!! Welcome at Sage Meadows, where modern living meets convenience and comfort! Step into this remarkable END UNIT townhome with WEST and SOUTH exposure boasting an inviting open floor plan designed for seamless entertaining. The large windows on the front and side allow natural light to flood the space. The kitchen gleams with quartz countertops, stainless steel appliances and white cabinets with extra pantry cabinets to provide plenty of storage space. Upstairs, you'll find the master suite featuring VAULTED CEILINGS with full height windows, a walk through closet and a luxurious ensuite bathroom with double sinks. Down the hall you have 2 more generously sized bedrooms, a full 4 piece bathroom and the conveniently located laundry area add to the practicality and functionality of this home, ensuring that every need is met with ease. The unfinished basement invites your design ideas and offers flexibility to serve however you need. Located just steps away, the community playground offers a fun-filled escape for kids. The quality craftsmanship of this complex offers plenty of comfort and convenience like hardy board and brick exterior, and TANKLESS WATER HEATER. Nestled in the heart of Sage Meadows, this home is surrounded by an array of amenities, and easy access to major routes. Additionally, mere blocks away lies the bustling Creekside Shopping Centre, providing easy access to a variety of shops, restaurants, and services, making errands and outings a breeze. Book your viewing time today! Opportunities in this highly desired complex don't last long. (id:6769)

Laundry room 5.25 Ft x 3.08 Ft

Primary Bedroom 10.67 Ft x 9.75 Ft

Bedroom 8.92 Ft x 7.92 Ft

Bedroom 9.92 Ft x 9.42 Ft

4pc Bathroom 9.25 Ft x 5.42 Ft

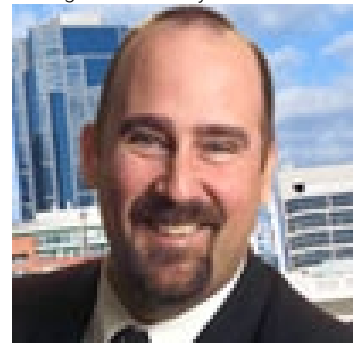
4pc Bathroom 9.00 Ft x 6.92 Ft

Kitchen 14.42 Ft x 9.50 Ft

Living room 19.08 Ft x 17.58 Ft

2pc Bathroom 5.17 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://ryanleblanchomes.com/>

**RE/MAX Realty Professionals**

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