

# \$479,991 - 140 Sage Meadows Gardens Nw, Calgary

MLS® #A2193299

**\$479,991**

4 Bedroom, 4.00 Bathroom, 1,255 sqft  
Residential on 0.02 Acres

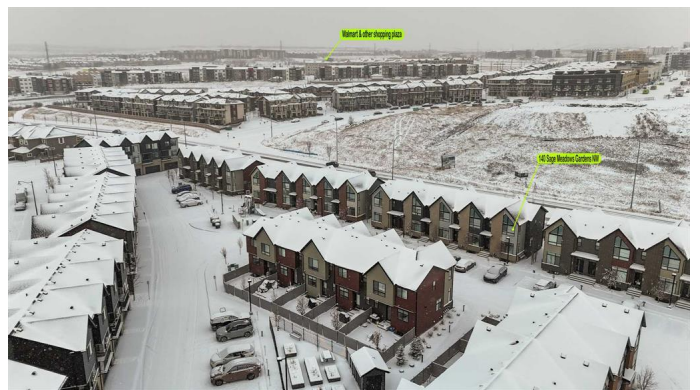
Sage Hill, Calgary, Alberta

**HOTTEST DEAL IN TOWN!** Welcome to Sage Hill, one of the most desirable communities in Calgary's NW area! Perfect for first-time buyers or investors, this nearly-new 4-bedroom, 3.5-bathroom home with a **DEVELOPED BASEMENT** is designed for modern living and features **CENTRAL AIR CONDITIONING**, a **WATER SOFTNER**, a **TANKLESS WATER HEATER**, and is a **BUILT GREEN CERTIFIED HOME**. Situated on a **WIDE CORNER LOT**, this home offers extra space and privacy, along with **TWO PARKING STALLS** for added convenience. The bright open-concept layout boasts stylish finishes, while the serene primary suite with **VAULTED CEILING**s offers a peaceful retreat. The **FINISHED BASEMENT** provides extra space for a playroom, home office, or guest suite. Environmental and nature enthusiasts will love the seemingly endless greenery and access to biking and hiking trails. Plus, enjoy quick access to Walmart, Creekside, Costco, and other shopping and dining options. Don't miss this amazing opportunity to own in Sage Hill!

Built in 2019

## Essential Information

MLS® #	A2193299
Price	\$479,991
Bedrooms	4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,255
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	140 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1K2

### **Amenities**

Amenities	Parking, Playground, Visitor Parking, Picnic Area
Parking Spaces	2
Parking	Stall, Additional Parking

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Cement Fiber Board, Metal Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 7th, 2025
Days on Market	61
Zoning	M-1
HOA Fees	150
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office            Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.