

1222 Sage Meadows Gardens NW  
Calgary, Alberta

MLS # A2286343



# \$400,000

|                  |                       |               |                  |
|------------------|-----------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill             |               |                  |
| <b>Type:</b>     | Residential/Five Plus |               |                  |
| <b>Style:</b>    | 2 Storey              |               |                  |
| <b>Size:</b>     | 1,157 sq.ft.          | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Off Street            |               |                  |
| <b>Lot Size:</b> | -                     |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard  |               |                  |

|                    |                                                                                           |                   |         |
|--------------------|-------------------------------------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                                                                                | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                         | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                                                                           | <b>Condo Fee:</b> | \$ 307  |
| <b>Basement:</b>   | Partial                                                                                   | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                           | <b>Zoning:</b>    | M-1 d60 |
| <b>Foundation:</b> | Poured Concrete                                                                           | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Bathroom Rough-in, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s) |                   |         |

**Inclusions:** NA

OPEN HOUSE 1-3 PM on the 14th and 15th (Sat/Sun) -Offering over 1,600 sq ft of total living space, this bright and beautifully maintained townhome is designed for the way you live today. The sun filled main floor features an open concept layout that effortlessly connects the living, dining, and kitchen spaces perfect for hosting friends or enjoying quiet nights at home. Step outside to a tastefully finished backyard made for summer evenings, weekend barbecues, and relaxed morning coffee. Upstairs, the smart and sought after dual ensuite layout provides comfort and privacy, with two spacious bedrooms, each featuring its own walk in closet and private bathroom. The primary retreat is elevated by soaring vaulted ceilings and massive windows that flood the room with natural light. The second bedroom offers bright 9 foot ceilings, consistent with the rest of the home. Between the two, you'll find convenient upper-floor laundry and a dedicated study nook ideal for working from home or creating a focused workspace. The partially finished basement adds flexibility for your lifestyle, whether you envision a home gym, media lounge, or future development tailored to your needs. Stylish, functional, and filled with natural light, this home offers the perfect blend of comfort, privacy, and room to grow. All of this is just minutes from shopping, schools, playgrounds, scenic walkways and bike paths, with beautiful natural surroundings nearby and quick access to Stoney Trail for seamless connectivity across the city.