\$549,999 - 67 Sage Meadows Circle Nw, Calgary

MLS® #A2203417

\$549,999

3 Bedroom, 3.00 Bathroom, 1,779 sqft Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Welcome to Your Perfect Home!
This impeccably maintained and upgraded
3-bedroom townhome combines modern
design with incredible functionality, all while
offering the benefit of LOW CONDO
FEE'S, Canada-certified Built GREEN
and Central air conditioning system. Already
professionally cleaned, move-in ready, carpets
shampooed and walls painted.

Upon entering through the private entrance, you'll be greeted by a versatile FLEX/OFFICE roomâ€"ideal for a home office, GUEST space, or creative studio. The office can easily be used as a FOURTH bedroom if needed. Just a few steps down is the oversized DOUBLE ATTACHED GARAGE, fully HEATED and INSULATED, with additional under-stair STORAGE for all your seasonal items. The Garage comes with customisable and usable overhead and wall wood storage racks that simultaneously store four bicycles, eight car tyres, and an array of household items. The upper level unveils a stunning OPEN-CONCEPT living area with 9-foot ceilings and stylish LVP flooring throughout. The kitchen is a chef's dream, featuring QUARTZ countertops, an OVERSIZED DOUBLE SINK, stainless steel appliances, range, and an UPGRADED MAYTAG fridge. The adjacent living room is bathed in NATURAL light, thanks to expansive windows, while the dining area has UPGRADED EXTRA cabinetry for all your daily needs. Step outside







onto the large private balcony, complete with a BBQ GAS LINE, perfect for outdoor gatherings and summer evenings.

A few steps up, the landing area offers even more natural light through its large window, creating a tranquil spot for reading or relaxing. On the uppermost level, you'II find three generously sized bedrooms and two full bathrooms. The master suite is a luxurious retreat, boasting a VAULTED CEILING, a spacious WALK-IN closet, and an ENSUITE bathroom with a DOUBLE VANITY. Two additional bedrooms feature large windows and closets, perfect for family members or guests. This level is completed by an oversized linen closet and a convenient laundry room with additional ample shelving space for all your essentials.

This ENERGY-EFFICIENT townhome is Built Green Canada-certified and offers premium features such as triple-pane windows, central air conditioning, TANKLESS water heater providing heated water on demand and a central air purification system.

Situated in an unbeatable location, you're walking distance to the scenic Symons Valley Nature Reserve and just moments from shopping hubs and gyms like Sage Hill Plaza (including Walmart and T&T Supermarket) and Creekside. The nearby Beacon Hill Centre commercial hub situates Costco, Home Depot, Canadian Tire and a plethora of shopping outlets. The house also has easy access to the Calgary Ring Road and major thoroughfares ensures a smooth commute, while nearby parks and playgrounds make this the ideal home for growing families.

Don't miss your chance to own this exceptional townhomeâ€"schedule your

viewing today and experience the perfect

blend of comfort, convenience, and style!

Built in 2019

Essential Information

MLS® # A2203417 Price \$549,999

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,779
Acres 0.03
Year Built 2019

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 67 Sage Meadows Circle Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1K3

Amenities

Amenities Parking, Playground, Snow Removal, Trash, Visitor Parking

Parking Spaces 4

Parking Double Garage Attached, Heated Garage

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Landscaped

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 18th, 2025

Days on Market 24

Zoning M-1

Listing Details

Listing Office 2% Realty

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