# \$559,900 - 75 Sage Meadows Circle Nw, Calgary

MLS® #A2241131

## \$559,900

4 Bedroom, 3.00 Bathroom, 1,757 sqft Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Welcome to this stylish 3-story townhome with attached double car garage in the community of Sage Hill.

This particular condo is an end unit with full height brick exterior wall in the front and cement board siding. It has a modern design inside with 3 storeys that boasts many upgrades, including all carpet areas, laminate hardwood floorings, bath and laundry tiles and air-conditioning. The entrance is on street level that features a good-sized office with a large window and easy access to the double garage in the back. The living area on the second level has an open concept design with a spacious living room, a functional kitchen and a roomy dining room with large windows on two sides. The southeast facing windows in the living room allow natural sunlight to brighten and warm up the home. Kitchen is equipped with stainless steel appliances including the upgrade of Elica 30― under the cabinet range hood and a 2022 french door fridge with water dispenser and bottom freezer. Countertops in the kitchen and baths were upgraded to 1 ¼â€• granite. By the dining room is an exit to a covered balcony with a gas line for barbeque. A 2-piece half bath is on top of the stairs from the ground level. All three bedrooms are on the top floor. The master bedroom is completed with vaulted ceiling, raked windows that extend right to the ceiling, a walk-in closet and a 4-piece ensuite which has been upgraded to the 5' stand-up shower with framed 5 mm glass







slider door. The other two bedrooms are served by another 4-piece main bath on this level. The double attached garage, both heated and insulated, is backside facing. This complex is within walking distance to Symons Valley Natural Reserve. Minutes to shopping centres and major traffic arteries and highways.

Don't miss the opportunity to make it your own! Book your showings today!

Built in 2019

#### **Essential Information**

MLS® # A2241131 Price \$559,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,757

Acres 0.03 Year Built 2019

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 75 Sage Meadows Circle Nw

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

## **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted

Ceiling(s), Walk-In Closet(s), No Animal Home, Quartz Counters,

**Tankless Hot Water** 

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

Control(s), Microwave, Range Hood, Refrigerator, Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

#### **Exterior**

Exterior Features Lighting, Playground, Private Entrance

Lot Description Few Trees, Landscaped, Lawn, Rectangular Lot, Front Yard, Low

Maintenance Landscape

Roof Asphalt Shingle

Construction Brick, Concrete, Wood Frame, Cement Fiber Board

Foundation Poured Concrete

#### Additional Information

Date Listed July 19th, 2025

Days on Market 102

Zoning M-1 d60

## **Listing Details**

Listing Office MaxWell Capital Realty

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