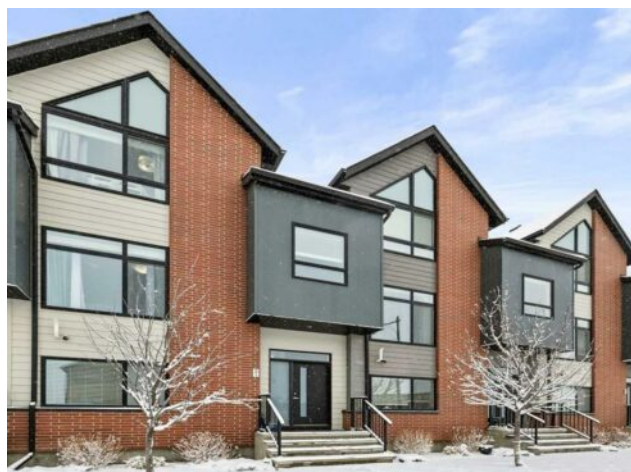


**51 Sage Meadows Circle NW
Calgary, Alberta**

MLS # A2211471



\$544,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,800 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Rear, Insulated,		
Lot Size:	0.02 Acre		
Lot Feat:	Street Lighting, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

****AMAZING NEW PRICE AND PRICE** BIG 1800 SF **INDOOR PARKING FOR TWO CARS - SIDE BY SIDE DOUBLE CAR GARAGE**** This trendy 3-story townhome is ideally located in the community of Sage Hill and close to the many amenities - Transit, Parks, Shopping, pathways, dog parks, and FUN! Away from the crazy busy & nosier Sage Hill transportation corridor with quick and Easy building access via Symons Valley Road. The ground floor displays a sizeable main entrance with a den/office, storage, and fast access to your garage. The spacious upper main living area includes high 9' ceilings, beautiful engineered luxury vinyl plank flooring, a large living room, a stylish kitchen with quartz counter tops/an upgraded kitchen backsplash/ceiling high cabinets/a central island with a flush eating bar & an upgraded stainless steel appliances. A sizeable outdoor balcony is off the family-approved dining room and offers a covered BBQ area with a gas line. The upper floor features 3 good-sized bedrooms, 2 full bathrooms, and a laundry area with a side-by-side washer and dryer. **BONUS:** The primary bedroom layout features 14' soaring vaulted ceilings, a private 5-piece ensuite & big walk-in closet. This trendy townhome with a modern &cor palette has everything you need with a functional yet stylish layout. A quick MAY 2025 possession date is available! Call your friendly REALTOR(R) to book a viewing!