

## 49 Sage Meadows Terrace NW Calgary, Alberta

MLS # A2166238



# \$625,000

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,314 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

**EXECUTIVE BROWNSTONE - SIGNIFICANTLY UPGRADED ON ALL LVLS - QUIET COMMUNITY W/ LOTS OF GREEN SPACES!**  
 Welcome home to 49 Sage Meadows Terrace NW—a stunning end-unit townhome in the lush and tranquil NW community of Sage Hill with 1,894sqft of living space! This New-York style Brownstone townhome is on a corner lot and offers luxury living with extensive upgrades, both inside and out, that elevate its value above the rest all with the added bonus of NO CONDO FEES & A/C! As you enter, you're welcomed by a bright and spacious foyer that flows into the open-concept main living area starting at the dining room complete with an elegant designer light fixture. Further in, the gourmet kitchen features an upgraded appliance package, Quartz countertops & a Blanco Silgranit sink. The living area showcases a beautiful barnwood feature wall adding WARMTH & CHARACTER, and a sliding patio door with a power blind, offering easy access to your meticulously landscaped back yard. The main floor has been upgraded from hardwood to luxury ceramic, installed in a sophisticated stacked pattern giving it a LUXURIOUS FEEL. Heading up the stairs, you will find a beautiful railing installed on the staircase, adding to the open-concept feel. The primary bedroom continues to impress with more large windows and a large closet. The upper level also includes a second bedroom currently serving as a SOPHISTICATED home office space, and a spacious full 4pc bathroom complete with Quartz countertops which houses your conveniently-placed laundry. The basement offers additional living space, including a third bedroom and another full 4pc bath with Quartz countertops. A brand-new two-stage furnace, installed just two years ago, ensures your home is energy-efficient and gives you peace of mind. Outside, the backyard has been

landscaped including a Roman stone patio, extensive desert scape shrub beds - covered in Montana rainbow rock, complete with professionally poured concrete curbing and decorative boulders, providing a defined, finished look. The backyard has maintenance free, powder coated aluminum fencing with side and rear yard entry. The detached garage is another highlight, with a lifetime warranty floor coating, upgraded cement walls, and a full hanging wall system for storage—all in immaculate condition. Situated on a character-filled, well taken care of street in the PEACEFUL community of Sage Hill, this home is surrounded by several playgrounds, walking/biking paths, and Moonlit Lake. Amenities are just minutes away like Creekside Shopping Centre and Kincora Tower, plus easy access to the rest of the city through nearby Symons Valley Rd which turns into Beddington Trail, Stoney Trail, Shaganappi Trail, Sarcee Trail & 14th ST. Jumping in the car: Downtown is a 23 min drive (20.9KM), Airport is a 21 min drive (13.8KM) & Banff is a 1 hr 20 min drive (128KM).