

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

**MLS # A2211471**



**\$559,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 338
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	N/A		

**\*\*BELIEVE IT OR NOT!!\*\*AMAZING VALUE AND PRICE\*\*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!