

# \$484,900 - 504 Sage Meadows Gardens Nw, Calgary

MLS® #A2186484

**\$484,900**

3 Bedroom, 3.00 Bathroom, 1,188 sqft  
Residential on 0.01 Acres

Sage Hill, Calgary, Alberta

Welcome to ARRIVE at Sage Meadows, where modern design meets thoughtful functionality. This Certified BUILTGREEN home boasts industry-leading architecture and stunning contemporary finishes that set it apart. With 2 storeys, 3 bedrooms, and 2.5 baths, this home offers an open-concept layout perfect for today's lifestyle.

Highlights include quartz countertops, full-height soft-close cabinetry, sleek faux wood blinds, and durable laminate flooring, all exuding modern sophistication. The exterior features black metal cladding and Hardie Board siding, delivering both durability and style. Upstairs, the vaulted ceilings in the primary bedroom create an airy retreat, complete with a spa-inspired ensuite and a walk-through closet. Two additional spacious bedrooms, a full bath, and an upper-level laundry complete the floorplan.

The unfinished basement invites your imagination—perfect for adding a fourth bedroom, a full bath, and a recreation room. Surrounded by amenities like schools, shops, and medical services, this home also offers easy access to Nose Creek Park and the tranquil pathways of this estate community. A fusion of comfort and style awaits—call today for your private showing!

Built in 2019



## Essential Information

MLS® #	A2186484
Price	\$484,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,188
Acres	0.01
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	504 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K2

## Amenities

Amenities	Playground, Trash
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Playground
-------------------	------------

Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 9th, 2025
Days on Market	62
Zoning	M-1

### **Listing Details**

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.