

# \$485,000 - 309 Sage Meadows Gardens Nw, Calgary

MLS® #A2239410

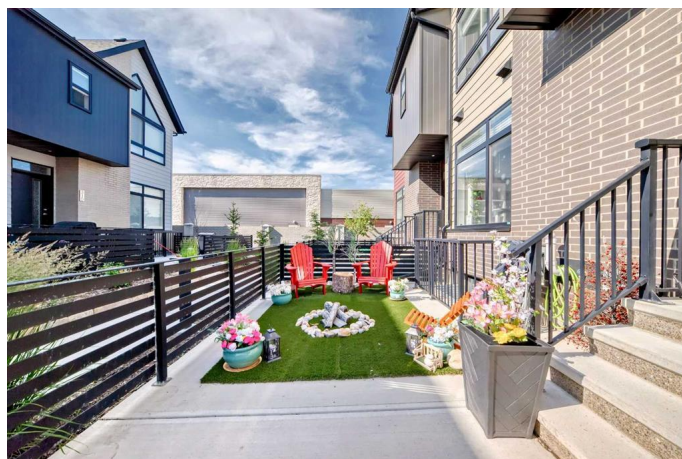
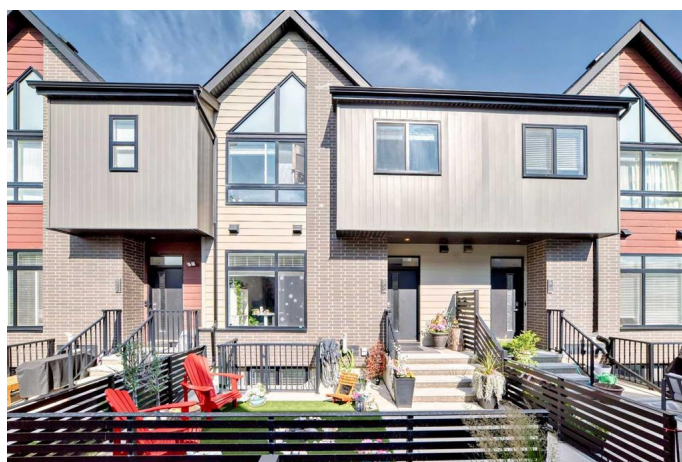
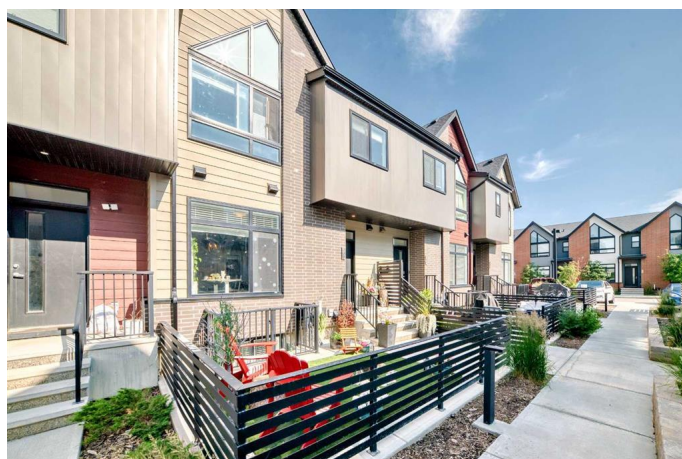
**\$485,000**

3 Bedroom, 4.00 Bathroom, 1,287 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Welcome to 309 Sage Meadows Gardens NW â€” a stunning, fully finished townhouse built in 2019 by Trico Homes, offering over 1,830 sq ft of thoughtfully designed living space, perfect for families and professionals alike. Nestled in the vibrant and family-oriented community of Sage Hill, this beautifully maintained home features 3 spacious bedrooms, each with walk-in closets, and 3.5 elegant bathrooms with stylish tile finishes. The upper level showcases vaulted ceilings, a dedicated workstation or desk nook, and convenient upper-floor laundry with a stacked washer and dryer, plus a wide linen closet. The primary retreat impresses with a soaring 14-ft vaulted ceiling, expansive windows that flood the room with natural light, and a luxurious ensuite featuring dual sinks and a Tub. Second bright bedroom also with walk-in closet. On the main floor, youâ€™ll enjoy a bright and airy open-concept layout, featuring upgraded luxury vinyl plank flooring, 9â€™ ceilings, a sun-filled living room, and a dedicated dining space. The contemporary kitchen is a chefâ€™s dream with full-height crisp cabinetry, soft-close drawers, sleek quartz countertops, and stainless steel appliances including an electric stove, microwave hood fan, fridge, and dishwasher. A convenient half bath and spacious entry closet make this level as practical as it is beautiful. Step outside to your west-facing fenced front yard and patio â€” perfect for relaxing or letting kids play safely in the sun. The fully developed



basement offers incredible flexibility, featuring a large third bedroom with walk-in closet, another full bathroom, and a spacious rec room ideal for a home theatre, gym, or guest suite. You'll also find a well-sized service/mechanical room equipped with a high-efficiency tankless hot water system and plenty of space for your deep freezer or additional storage. Families with young children will love the playground just a few houses down the street, and the quiet location tucked away from busy roads adds peace of mind. Pets lovers you have found Home. Your townhouse includes a dedicated parking stall just steps from the front door, plus convenient visitor parking nearby. Located in the desirable community of Sage Hill, this home offers close access to major roads (Stoney Trail, Shaganappi Trail), top-rated schools (Kenneth D. Taylor Elementary, Valley Creek Jr. High, North Trail High School), and endless amenities – including parks, soccer fields, skate parks, extensive walking paths, and nearby shopping at Walmart, T&T Supermarket, restaurants, and caf  s. This is your opportunity to own a move-in-ready, spacious, and stylish townhouse with a fully finished basement for the price of \$485,000 and very low fees of \$265, thoughtfully designed for modern family living. With negotiable possession available, you can move in before the next school year begins. Don  t miss out – book your private tour today and explore the full 3D iGuide tour and floor plans! Amazing Price

Built in 2019

### **Essential Information**

MLS�� #	A2239410
Price	\$485,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,287
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	309 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K2

### Amenities

Amenities	Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Additional Parking, Assigned, Stall, Guest

### Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Humidifier, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground, Uncovered Courtyard
Lot Description	Cul-De-Sac, Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 13th, 2025
Days on Market	3
Zoning	M-1 d60

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.