

**37 Sage Meadows Terrace NW**  
**Calgary, Alberta**

**MLS # A2294323**



**\$510,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,249 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home		

**Inclusions:** N/A

No Condo Fee Townhouse Living! Perfect property for first time buyer, savvy investor and someone looking for a low maintenance lifestyle. This 4 bedroom property provides a bright open space layout on the main floor with hardwood flooring, center kitchen with upgraded counter tops, stainless steel appliances, ample cabinet space, island with pendant lighting. Invite your family and friends over with plenty of room to entertain with separate spacious living and dining rooms. Steps away on the main floor is a powder room. Upstairs you will find 3 large bedrooms that can be used for a growing family or someone that needs a home office. The full bathroom upstairs also has a dedicated laundry space. Partially finished basement with an additional bedroom and a full bath. Finishing off the property is a fenced low maintenance backyard and a double detached garage with a paved alley way. Ideally located steps from pathways, playgrounds, grocery stores, restaurants, coffee shops, banks, & more. Book your viewing today!