



**DJ Golden**  
**REAL ESTATE**

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

**MLS # A2246336**



**\$570,000**

|                  |                                                  |               |                   |
|------------------|--------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sage Hill                                        |               |                   |
| <b>Type:</b>     | Residential/Five Plus                            |               |                   |
| <b>Style:</b>    | 2 Storey                                         |               |                   |
| <b>Size:</b>     | 1,245 sq.ft.                                     | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3                                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                           |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Low Maintenance Landscape |               |                   |

|                    |                                |
|--------------------|--------------------------------|
| <b>Heating:</b>    | Forced Air                     |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood |
| <b>Roof:</b>       | Asphalt Shingle                |
| <b>Basement:</b>   | Finished, Full                 |
| <b>Exterior:</b>   | Stone, Stucco                  |
| <b>Foundation:</b> | Poured Concrete                |
| <b>Features:</b>   | Granite Counters, Wet Bar      |

|                   |         |
|-------------------|---------|
| <b>Water:</b>     | -       |
| <b>Sewer:</b>     | -       |
| <b>Condo Fee:</b> | -       |
| <b>LLD:</b>       | -       |
| <b>Zoning:</b>    | M-G d44 |
| <b>Utilities:</b> | -       |

**Inclusions:** Hot Tub, Irrigation Equipment

Welcome to 13 Sage Meadows Terrace NW – a rare opportunity to own a freehold townhouse in Sage Meadows with no condo fees and a truly turn-key, low-maintenance lifestyle. From the stunning rear deck with hot tub to the fully finished basement, this home is packed with thoughtful upgrades inside and out. As you enter, you're greeted by 9-foot ceilings on the main floor, hardwood flooring, and a bright open layout perfect for everyday living and entertaining. The kitchen is fully upgraded with granite countertops, floor-to-ceiling cabinetry, GE stainless steel appliances including a gas stove, microwave hood fan, built-in wine rack, and ample cabinet space. Stylish pendant lighting over the island and an upgraded dining room fixture add an elegant touch. Just a few steps off the main living area is a 2-piece powder room with a pedestal sink for guests. Upstairs, you'll find two spacious bedrooms, both featuring carpet flooring, 8-foot knockdown ceilings, and large, bright windows – especially the front bedroom with beautiful south exposure. The primary bedroom includes upgraded lighting, dual french door closets, and a well-appointed 3-piece ensuite with granite counters, linen closet, and standing shower. The main 4-piece bathroom offers ceramic tile floors, a laminate counter, and three generously sized storage cabinets. Convenient upstairs laundry makes daily chores a breeze. The basement was professionally developed by the builder, ensuring it flows seamlessly with the rest of the home. It features 9-foot ceilings, cozy carpet flooring, a large third bedroom with double closets, a 4-piece bathroom, and a welcoming living area with a custom wine bar, backsplash, mini fridge, and a mounted electric fireplace. There's also extra shelving under the stairs for added storage. Outside, enjoy a fully landscaped backyard complete with a pressure-treated wood

deck, hot tub, and no lawn to cut &ndash; ideal for relaxing with minimal upkeep. The front yard is maintained by an irrigation system, so even the grass takes care of itself! The detached garage is finished with drywalled walls, a built-in toolbox, and custom cabinetry for organized storage. Additional upgrades include rough-ins for built-in speakers throughout the home, making it entertainment-ready. Located in a beautiful, quiet part of Sage Meadows close to pathways, shopping, transit, and amenities, this home checks every box for style, comfort, and convenience.