



THE
A-TEAM

**RE/MAX
FIRST**

242 SAGE MEADOWS Green, Calgary T3P 0X5

MLS®#: **A2143124** Area: **Sage Hill** Listing Date: **06/21/24** List Price: **\$1,124,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **4,994 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,689**
 Low Sqft:
 Ttl Sqft: **2,689**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Landscaped**
 Park Feat: **Double Garage Attached,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit,Lighting,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-----------------------------|-----------------|----------------------|--------------------------|-----------------|-----------------------|
| Foyer | Main | 8`5" x 17`5" | Living Room | Main | 18`11" x 17`5" |
| Kitchen | Main | 18`7" x 17`6" | Dining Room | Main | 14`10" x 12`0" |
| Den | Main | 12`5" x 11`9" | Bonus Room | Upper | 16`8" x 12`9" |
| Laundry | Upper | 9`9" x 5`11" | Game Room | Basement | 18`1" x 17`10" |
| Furnace/Utility Room | Basement | 6`3" x 10`6" | Bedroom - Primary | Upper | 13`5" x 13`5" |

Walk-In Closet
Walk-In Closet
Bedroom
5pc Ensuite bath
4pc Bathroom

Upper
Upper
Basement
Upper
Upper

8`3" x 6`7"
5`3" x 9`6"
11`7" x 11`10"

Bedroom
Bedroom
2pc Bathroom
4pc Ensuite bath
4pc Bathroom

Upper
Upper
Main
Upper
Basement

10`11" x 12`5"
11`9" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **1612450**

Zoning:
R-1N

Remarks

Pub Rmks: *****OPEN HOUSE SAT JUNE 29th 1-4pm*** On a quiet street with POND VIEWS to the front & GREEN SPACE in the back sits this gorgeous WEST COAST MODERN styled home in an EXCLUSIVE SUBDIVISION of Sage Hill. If you love how this home is decorated, then take advantage of the fact that most of the furniture is negotiable with the sale. All AV equipment is included: 5 TV's, amplifier, built-in speakers & smart remote (\$15K). A multitude of HIGH-END UPGRADES have been added including CENTRAL A/C, CABINETS BY CALIFORNIA CLOSETS (\$36k), HUNTER DOUGLAS WINDOW COVERS, drapes & blackout blinds, a HOT TUB (\$20K), GEMSTONE LIGHTING (\$5k) & much more! SOARING CEILINGS in the grand foyer provide an immediate wow factor. The timeless main floor is beautifully adorned with DESIGNER LIGHTING & wide open floor plan for outstanding connectivity. Grounding the living room is a GAS FIREPLACE promoting relaxation on cool winter nights in front of the framed TV. An entire wall of glass allows NATURAL LIGHT to flow & leads to the WEST-FACING BALCONY with tranquil pond views. The chef of the household will love the HUGE GOURMET KITCHEN featuring a MASSIVE WATERFALL EDGE ISLAND, FULL-HEIGHT WOOD DOVETAIL CABINETS, AN ENCLOSED PANTRY WITH CUSTOM WOOD SHELVING, A GAS COOKTOP & BUILT-IN WALL OVEN. A second wall of glass at the back of the home allows for lovely backyard views from the dining room. Patio sliders ensure a seamless indoor/outdoor lifestyle. FRENCH DOORS open to reveal the CUSTOM DEN complete with open & enclosed built-ins & backyard views. Ascend the OPEN RISER STAIRS to the upper level BONUS ROOM with COFFERED CEILINGS and a 85" TV for a casually elegant gathering space. The bonus room separates the bedrooms in this OPTIMAL FLOORPLAN FOR PRIVACY. A true owner's sanctuary, the primary bedroom exudes opulence with coffered ceilings & a LAVISH ENSUITE boasting DUAL SINKS, AN OVERSIZED SHOWER, A DEEP SOAKER TUB WITH GREENSPACE VIEWS & a CUSTOM WALK-IN CLOSET. Both additional bedrooms are spacious and bright with walk-in closets, one even has its own private ensuite while the other has easy access to the main bathroom. Laundry is also conveniently located on this level. A MAN'S CAVE DREAM awaits in the FINISHED BASEMENT - the PERFECT SETUP FOR MULTIPLE TVS for gaming and sporting events. Refill drinks and snacks at the STYLISH WET BAR, no need to climb back up the stairs! A 4th bedroom and another full bathroom provide a ton of versatility for guests, older children or extended family members. The BACKYARD PARADISE is a private oasis for enjoying the outdoors on the EXTENDED DECK with GLASS RAILING, gathered around the FIREPIT under the stars or taking a rejuvenating dip in the HOT TUB. A GAS LINE encourages casual barbeques while the grassy yard has ample space for kids and pets to play. Ambient LANDSCAPE LIGHTING, A CONCRETE WALKWAY, A HOT WATER HOSE BIB and GREEN SPACE VIEWS add to the allure. The cherry on top of this indulgent home is the OVERSIZED, INSULATED DOUBLE ATTACHED GARAGE.**

Inclusions:
Property Listed By: **Hot tub, all TV mounts, barbeque. All AV equipment: 5 TVs, Amplifier, built in speakers, smart remote. Most furniture is negotiable eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











