



THE A-TEAM

RE/MAX FIRST

9 SAGE MEADOWS Green, Calgary T3P 0X4

MLS®#: A2158062 Area: Sage Hill Listing Date: 08/16/24 List Price: \$1,249,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2021
Finished Floor Area: 6,479 sqft
Abv Sqft: 2,512
Low Sqft:
Ttl Sqft: 2,512

DOM

34
Layout
Beds: 5 (4 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Backs on to Park/Green Space
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: ENERGY STAR Qualified Equipment
Sewer:
Ext Feat: Private Entrance
Construction: Mixed
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Oven, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Int Feat: Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, 2pc Bathroom, etc.

Game Room

Basement

25`9" x 16`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-1

1612450

Remarks

Pub Rmks:

**Discover an extraordinary opportunity to own a home in the highly sought-after Ridge at Sage Meadows! This fully finished Calbridge estate home is a true gem, boasting a walkout basement and a rare pie-shaped west-facing backyard that provides stunning sunset views. Set in an exceptionally private location, this home is perfectly positioned, backing onto lush greenspace, facing additional greenspace, and with only one neighbor, ensuring peace and serenity for its future owners. From the moment you step inside, you'll be captivated by the open-concept layout that is both functional and elegant. The home is bathed in natural light, highlighting the exquisite details like the open riser stairs and the beautifully crafted railing that adds a touch of sophistication. The heart of this home is undoubtedly the gourmet kitchen, designed for both beauty and function. It features top-of-the-line built-in ovens, sleek quartz countertops, and custom cabinetry that extends to the ceiling, offering ample storage space. The kitchen is further enhanced by a stylish tile backsplash and a convenient spice kitchen, perfect for culinary enthusiasts who enjoy preparing elaborate meals. The kitchen seamlessly flows into the dining room and living room, creating an inviting space for entertaining and family gatherings. The living room is a cozy retreat, centered around a gas fireplace with a tasteful tile surround. Large windows frame picturesque views of the environmental reserve, bringing the beauty of nature indoors and creating a serene ambiance that will make every day feel like a getaway. For those who work from home or need a dedicated space for hobbies or children's play, the main floor features a versatile den with charming barn doors. Upstairs, the luxury continues with a spacious bonus room featuring a boxed-up ceiling, perfect for movie nights or relaxation. Two well-sized bedrooms offer comfort and privacy, and a stylish 5-piece bathroom serves these rooms. The laundry room, currently utilized as a prayer room, can be easily converted back to its original purpose, and an additional laundry hookup is available in the basement, adding convenience and flexibility. The upper floor is also home to the expansive primary suite, a true sanctuary with soaring vaulted ceilings that create an airy, open feel. Wake up to stunning views every morning and unwind in the spa-inspired ensuite, complete with a luxurious soaking tub, a separate glass-enclosed shower, and dual sinks. The walk-in closet offers generous storage space, ensuring that your personal retreat remains clutter-free and serene. The fully finished walkout basement is an entertainer's dream. It includes a fourth bedroom, ideal for guests or older children, and a well-appointed 4-piece bathroom. The massive recreation room offers endless possibilities, from a home theater to a game room, and it is complemented by a wet bar, making it the perfect spot to host friends**

Inclusions:

Property Listed By:

n/a

RE/MAX Real Estate (Central)

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