



THE
A-TEAM

**RE/MAX
FIRST**

246 SAGE MEADOWS Green, Calgary T3P 0X5

MLS®#: **A2162155**

Area: **Sage Hill**

Listing Date: **09/19/24**

List Price: **\$975,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar: **4,994 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,302**
Low Sqft:
Ttl Sqft: **2,302**

DOM

0

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Environmental Reserve,Front Yard,Lawn,Low Maintenance Landscape,Greenbelt,No Neighbours Behind,Landscaped,Street Lighting,Private,Rectangular Lot
Double Garage Attached

Park Feat:

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`3" x 14`4"
Dining Room	Main	17`2" x 10`4"
Office	Main	9`9" x 8`6"
Bonus Room	Second	14`0" x 13`11"
Walk-In Closet	Second	8`8" x 5`10"
Bedroom	Second	11`7" x 9`11"
Laundry	Second	7`4" x 5`0"

Room	Level	Dimensions
Kitchen	Main	17`7" x 13`9"
Pantry	Main	4`1" x 4`0"
2pc Bathroom	Main	6`2" x 4`7"
Bedroom - Primary	Second	13`8" x 13`3"
5pc Ensuite bath	Second	12`8" x 9`8"
Bedroom	Second	11`7" x 9`11"
4pc Bathroom	Second	9`11" x 5`2"

Foyer
Furnace/Utility Room

Lower
Lower

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

Mud Room
Storage
Legal/Tax/Financial

Main
Lower

7`6" x 7`4"
11`3" x 7`5"

Title:
Fee Simple
Legal Desc:

1612450

Zoning:
R-1N

Remarks

Pub Rmks: ****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY SEPTEMBER 21ST AND 22ND FROM 12-3PM**Welcome to THE RIDGE in Sage Meadows! This exclusive street offers the rare opportunity to live in a luxurious estate home surrounded by the breathtaking Symons Valley Nature Reserve. Built by award winning Calbridge Homes this property backs onto greenspace and is across the street from Calm Lake pond and ravine walking trails. As you enter this stunning property you are greeted by tons of natural light from the huge windows and sliding doors. Gleaming laminate flooring leads you into the open concept main floor with large living room with designer tile faced fireplace and wall to wall sliding doors out to the front West balcony to soak up the sun and views. Great place to unwind with a glass of wine after a long day of work! Gorgeous kitchen with crisp white cabinetry, upgraded stainless steel appliances, quartz counters, corner pantry, and large center island overlooking the central dining room. Good sized office/flex room and a 2-piece bathroom complete this bright main floor. Head upstairs to the cozy bonus room with large picture window, great kids play area or family media room! Master suite hosts a spa-like ensuite with "his and her" undermount sinks, deep soaker tub, double shower, separate water closet, and walk-in closet. Spacious 2nd and 3rd bedrooms, another full 4-piece bathroom, and convenient laundry room complete this family friendly layout. On a large lot with a back deck and patio area in the fully fenced and landscaped backyard with no neighbors behind. Double front drive access garage and home is complete with central A/C for those hot summer nights. This home shows 10/10 and this location is a must see!**

Inclusions:
Property Listed By:

N/A
Real Broker

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











