



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9 SAGE MEADOWS Green, Calgary T3P 0X4**

MLS®#: **A2171069**

Area: **Sage Hill**

Listing Date: **10/05/24**

List Price: **\$1,224,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**

Lot Information

Lot Sz Ar: **6,479 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,512**  
Low Sqft:  
Ttl Sqft: **2,512**

DOM

**38**  
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

| Room              | Level    | Dimensions     |
|-------------------|----------|----------------|
| Living Room       | Main     | 13`11" x 15`9" |
| Kitchen           | Main     | 16`1" x 16`5"  |
| 2pc Bathroom      | Main     |                |
| Bedroom - Primary | Upper    | 13`10" x 23`5" |
| Bedroom           | Upper    | 12`8" x 10`11" |
| Bedroom           | Upper    | 12`9" x 13`0"  |
| Bedroom           | Basement | 15`5" x 11`1"  |

| Room             | Level    | Dimensions     |
|------------------|----------|----------------|
| Dining Room      | Main     | 13`0" x 13`1"  |
| Den              | Main     | 8`6" x 9`1"    |
| Bonus Room       | Upper    | 13`10" x 17`5" |
| 5pc Ensuite bath | Upper    |                |
| Bedroom          | Upper    | 12`9" x 13`0"  |
| 5pc Bathroom     | Upper    |                |
| 4pc Bathroom     | Basement |                |

**Game Room**

**Basement**

**25`9" x 16`4"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**R-G**

**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)**

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

























