

9 SAGE MEADOWS Green, Calgary T3P 0X4

Heating:

Sewer:

A2204879 Sage Hill Listing 03/23/25 List Price: **\$1,174,900** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: City/Town: Calgary

Year Built: **Lot Information**

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Park Feat:

Residential Detached

Finished Floor Area 2021 Abv Saft:

Low Sqft:

Ttl Sqft: 6,479 sqft 2,512

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

17

Ttl Park: 2 Garage Sz: 2

4 (3 1)

3.5 (3 1)

2 Storey

Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot

2,512

Utilities and Features

Double Garage Attached

Asphalt Shingle Roof: Construction:

Forced Air Mixed Flooring:

Ext Feat: **Private Entrance, Private Yard** Carpet, Ceramic Tile, Vinyl

> Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer Int Feat:

Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s) **Utilities:**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`11" x 15`9"	Dining Room	Main	13`0" x 13`1"
Kitchen	Main	16`1" x 16`5"	Office	Main	8`6" x 9`1"
2pc Bathroom	Main		Bonus Room	Upper	13`10" x 17`5"
Bedroom	Upper	12`9" x 13`0"	Bedroom	Upper	12`8" x 10`11"
5pc Bathroom	Upper		Bedroom - Primary	Upper	13`10" x 23`5"
5pc Ensuite bath	Upper		Game Room	Upper	16`4" x 25`9"
Bedroom	Basement	11`1" x 15`5"	4pc Bathroom	Basement	4`11" x 9`11"

Title: Zoning: Fee Simple R-G

Legal Desc: **1612450**

Remarks

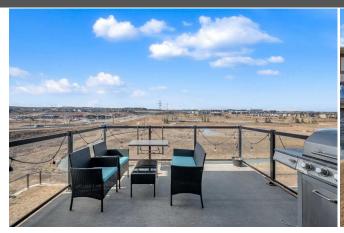
Pub Rmks:

OPEN HOUSE SATURDAY & SUNDAY APRIL 12TH & 13TH BETWEEN 12PM-3PM 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 openconcept 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 quests 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.

Inclusions:

Property Listed By: Real Broker

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



N/A





