



# 9 Sage Meadows Green Calgary Alberta

\$1,249,900

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 bed...

Bedroom 15.42 Ft x 11.08 Ft  
 4pc Bathroom Measurements not available  
 Recreational, Games room 25.75 Ft x 16.33 Ft  
 Living room 13.92 Ft x 15.75 Ft  
 Dining room 13.00 Ft x 13.08 Ft  
 Kitchen 16.08 Ft x 16.42 Ft

Bonus Room 13.83 Ft x 17.42 Ft  
 Primary Bedroom 13.83 Ft x 23.42 Ft  
 5pc Bathroom Measurements not available  
 Bedroom 12.67 Ft x 10.92 Ft  
 Bedroom 12.75 Ft x 13.00 Ft  
 Bedroom 12.75 Ft x 13.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

**RE/MAX**<sup>®</sup>  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Den 8.50 Ft x 9.08 Ft

5pc Bathroom Measurements not available

2pc Bathroom Measurements not available