



72 Sage Meadows Green Calgary Alberta

\$1,018,888

Welcome to this PRISTINE, one-owner, FORMER MORRISON SHOW HOME offering an impressive 2,781 sqft of beautifully developed living space that truly looks and FEELS BRAND NEW! Perfectly situated in a highly desired location on the RIDGE AT SAGE MEADOWS, this home SIDES AND BACKS ONTO GREEN SPACE and offers PRIVACY, LUXURY, and convenience all in one. From the moment you step into the BRIGHT, EXPANSIVE GRAND FOYER with its soaring 18-foot ceiling, you'll be wowed by the attention to detail and extensive upgrades throughout. The open-concept layout is flooded with natural light thanks to TONS OF LARGE WINDOWS, highlighting the elegant 9' ceilings, gorgeous hardwood floors, upgraded railing, and plush carpet throughout. The heart of the home features a chef's dream kitchen with WHITE QUARTZ COUNTERTOPS, a LARGE QUARTZ ISLAND, high-end stainless steel appliances, gas cooktop, built-in oven, pull-out cabinet racks, and a good-sized pantry—all complemented by a handy tech centre for work or school and an elegant powder room. A SPACIOUS LIVING ROOM has a custom ceramic tile-surround fireplace with a mantle, and it opens into an ADDITIONAL FAMILY ROOM for tons of entertainment space. Upstairs, enjoy the versatile bonus room, convenient laundry room, two additional bedrooms, a 4-piece main bathroom and a luxurious primary retreat featuring a 5-piece spa-inspired ensuite with his & her sinks, a deep soaker tub, and a custom tiled stand-up shower and a walk-in closet. Step outside to enjoy not one but TWO DECKS - ideal for entertaining or relaxing. The PRIVATE BACKYARD offers the perfect oasis and with Trimlight outdoor lighting all around, you can create an inviting ambiance year-round. This home is loaded with features such as a HEATED & COOLED GARAGE with pot lights, CENTRAL A/C unit for year-round comfort, BRAND NEW SHINGLES AND DOWNSPOUTS, NEW COMFORT-HEIGHT TOILETS, upgra...

Foyer 15.08 Ft x 9.92 Ft

Other 11.50 Ft x 6.58 Ft

Living room 16.67 Ft x 16.42 Ft

Kitchen 18.00 Ft x 9.58 Ft

Pantry 6.00 Ft x 4.75 Ft

Bonus Room 15.92 Ft x 12.42 Ft

Primary Bedroom 14.58 Ft x 12.42 Ft

5pc Bathroom 11.92 Ft x 10.75 Ft

Other 10.75 Ft x 4.75 Ft

Bedroom 11.08 Ft x 10.42 Ft

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Dining room 15.50 Ft x 10.50 Ft
Family room 12.67 Ft x 12.00 Ft
Other 7.83 Ft x 4.83 Ft
2pc Bathroom 5.75 Ft x 4.75 Ft

Bedroom 11.58 Ft x 9.92 Ft
4pc Bathroom 9.67 Ft x 4.92 Ft
Laundry room 8.50 Ft x 5.25 Ft