



# 242 Sage Meadows Green Calgary Alberta

\$1,099,900

On a quiet street with POND VIEWS to the front & GREEN SPACE in the back sits this gorgeous WEST COAST MODERN styled home in an EXCLUSIVE SUBDIVISION of Sage Hill. If you love how this home is decorated, then take advantage of the fact that most of the furniture is negotiable with the sale. All AV equipment is included: 5 TV's, amplifier, built-in speakers & smart remote (\$15K). A multitude of HIGH-END UPGRADES have been added including CENTRAL A/C, CABINETS BY CALIFORNIA CLOSETS (\$36k), HUNTER DOUGLAS WINDOW COVERS, drapes & blackout blinds, a HOT TUB (\$20K), GEMSTONE LIGHTING (\$5k) & much more! SOARING CEILINGS in the grand foyer provide an immediate wow factor. The timeless main floor is beautifully adorned with DESIGNER LIGHTING & wide open floor plan for outstanding connectivity. Grounding the living room is a GAS FIREPLACE promoting relaxation on cool winter nights in front of the framed TV. An entire wall of glass allows NATURAL LIGHT to flow & leads to the WEST-FACING BALCONY with tranquil pond views. The chef of the household will love the HUGE GOURMET KITCHEN featuring a MASSIVE WATERFALL EDGE ISLAND, FULL-HEIGHT WOOD DOVETAIL CABINETS, AN ENCLOSED PANTRY WITH CUSTOM WOOD SHELVING, A GAS COOKTOP & BUILT-IN WALL OVEN. A second wall of glass at the back of the home allows for lovely backyard views from the dining room. Patio sliders ensure a seamless indoor/outdoor lifestyle. FRENCH DOORS open to reveal the CUSTOM DEN complete with open & enclosed built-ins & backyard views. Ascend the OPEN RISER STAIRS to the upper level BONUS ROOM with COFFERED CEILINGS and a 85" TV for a casually elegant gathering space. The bonus room separates the bedrooms in this OPTIMAL FLOORPLAN FOR PRIVACY. A true owner's sanctuary, the primary bedroom exudes opulence with coffered ceilings & a LAVISH ENSUITE boasting DUAL SINKS, AN OVERSIZED SHOWER, A DEEP SOAKER TUB WITH GREENSP...

Recreational, Games room 18.08 Ft x 17.83 Ft  
 Furnace 6.25 Ft x 10.50 Ft  
 Bedroom 11.58 Ft x 11.83 Ft  
 4pc Bathroom Measurements not available  
 Foyer 8.42 Ft x 17.42 Ft

Bonus Room 16.67 Ft x 12.75 Ft  
 Laundry room 9.75 Ft x 5.92 Ft  
 Primary Bedroom 13.42 Ft x 13.42 Ft  
 Other 8.25 Ft x 6.58 Ft  
 Bedroom 10.92 Ft x 12.42 Ft

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### RE/MAX Realty Professionals

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**Living room** 18.92 Ft x 17.42 Ft

**Kitchen** 18.58 Ft x 17.50 Ft

**Dining room** 14.83 Ft x 12.00 Ft

**Den** 12.42 Ft x 11.75 Ft

**2pc Bathroom** Measurements not available

**Other** 5.25 Ft x 9.50 Ft

**Bedroom** 11.75 Ft x 9.83 Ft

**5pc Bathroom** Measurements not available

**4pc Bathroom** Measurements not available