

# \$1,175,000 - 77 Sage Meadows Green Nw, Calgary

MLS® #A2199496

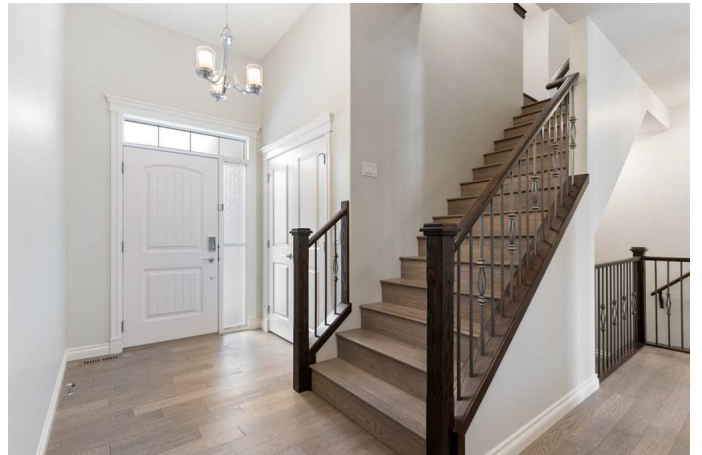
**\$1,175,000**

4 Bedroom, 3.00 Bathroom, 2,810 sqft

Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

Welcome to The Ridge in Sage Meadows. Discover this stunning 4-bedroom, 2.5-bathroom home, perfectly positioned with a serene WEST-FACING backyard that backs onto a tranquil natural setting. Offering 2,809 sq. ft. of beautifully designed living space, plus the potential for even more in the unspoiled walkout basement, this home is a true gem. Step inside to find a chef's kitchen featuring gorgeous granite countertops, a walk-through pantry, and premium appliances—perfect for culinary enthusiasts. The inviting living area is centered around a cozy fireplace, creating the ideal space to relax and entertain. A flex room on the main floor adds versatility, whether you need a home office, playroom, or additional lounge area. This home is designed with ample storage, including a spacious walk-in pantry, a utility/coat closet, and additional storage spaces throughout. Upstairs, the expansive primary suite offers a luxurious retreat with a spa-like ensuite, complete with dual sinks and a spacious walk-in closet. Bedroom 2 and Bedroom 3 each feature walk-in closets, providing plenty of space for all your storage needs. A fourth generously sized bedroom ensures ample space for family and guests. Nestled in NW Calgary. Other features: Engineered Hardwood floors, NEW ROOF, gutters, eavestrough (Jan 2025), Hardie Board siding, Water softener, BBQ GAS line on deck and patio. The Ridge at Sage Meadows presents a rare opportunity to enjoy



estate-style living in an unparalleled natural setting. Overlooking the breathtaking Symons Valley Nature Reserve, this prestigious community combines the tranquility of country living with modern city conveniences. Here, you can experience privacy, luxury, and scenic beauty—all while staying within Calgary's vibrant city limits. With its picturesque location, thoughtful design, and endless potential, this home in The Ridge at Sage Meadows is the perfect place to call home.

Don't miss your chance to experience this exceptional property! EASY ACCESS to dining, schools, shopping, transit, parks, playgrounds, and other amenities. A great community to raise your family. VIRTUAL TOUR available!

Built in 2017

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2199496    |
| Price          | \$1,175,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,810       |
| Acres          | 0.11        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 77 Sage Meadows Green Nw |
| Subdivision | Sage Hill                |
| City        | Calgary                  |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3P 0X4 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Insulated |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub   |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Gas Range |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished, Walk-Out   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 42              |
| Zoning         | R-G             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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