

# \$1,174,900 - 9 Sage Meadows Green Nw, Calgary

MLS® #A2204879

**\$1,174,900**

4 Bedroom, 4.00 Bathroom, 2,512 sqft

Residential on 0.15 Acres

Sage Hill, Calgary, Alberta

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 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 guests 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.

Built in 2021

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2204879    |
| Price      | \$1,174,900 |
| Bedrooms   | 4           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,512       |
| Acres          | 0.15        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 9 Sage Meadows Green Nw |
| Subdivision | Sage Hill               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 0X4                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                         |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas                                                                                |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full, Walk-Out                                                           |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Mixed           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 23rd, 2025 |
| Days on Market | 38               |
| Zoning         | R-G              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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