

# \$949,888 - 72 Sage Meadows Green Nw, Calgary

MLS® #A2257108

**\$949,888**

3 Bedroom, 3.00 Bathroom, 2,361 sqft

Residential on 0.11 Acres

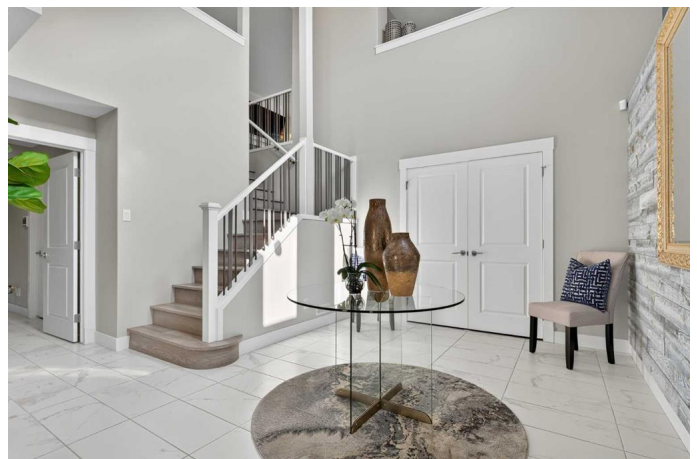
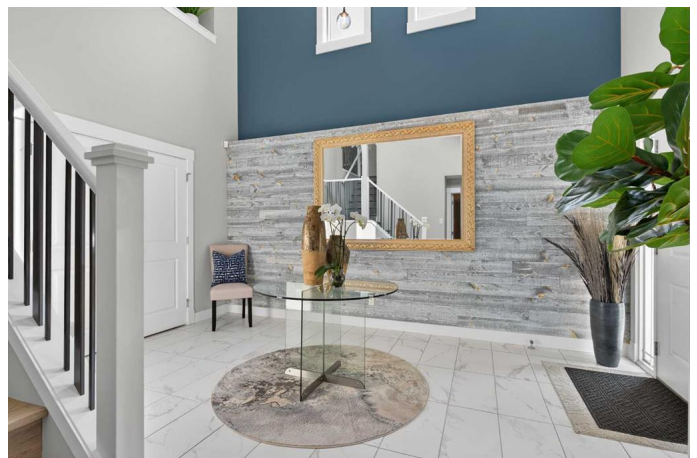
Sage Hill, Calgary, Alberta

The Ridge at Sage Meadows \*Former Morrison Showhome \*EXCLUSIVE ridge location - only 74 homes on this street \*Backs onto green space - privacy & stunning views \*GRAND 18'™ foyer with soaring ceilings, EXPANSIVE WINDOWS. \*Chef's kitchen - quartz countertops, gas cooktop, built-in oven & pantry, \*Open-concept layout with 9'™ ceilings, hardwood floors & upgraded finishes \*Spacious living room with custom fireplace + FLEX ROOM \*Upstairs BONUS room, laundry, 2 bedrooms + spa-inspired primary retreat \*East & west-facing decks - perfect for morning coffee & evening sunsets \*Private backyard oasis with GEMSTONE lighting, concrete path - on south side of the house \*Heated & cooled garage, A/C, new shingles & downspouts \*Rare opportunity to own a LUXURY HOME on the Ridge at Sage Meadows! Welcome Home \*\*\* VIRTUAL TOUR AVAILABLE\*\*\*

Built in 2017

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2257108  |
| Price      | \$949,888 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 2,361       |
| Acres          | 0.11        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 72 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, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated |
| # of Garages   | 2                                                                                                  |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters                                                                 |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Partially Finished                                                                                                                                 |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                                                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Yard, Landscaped, No Neighbours Behind, Private, Rectangular |

|              |                      |
|--------------|----------------------|
|              | Lot                  |
| Roof         | Asphalt Shingle      |
| Construction | Concrete, Wood Frame |
| Foundation   | Poured Concrete      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 28                   |
| Zoning         | R-G                  |

### **Listing Details**

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

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