



**GRASSROOTS**  
REALTY GROUP

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**72 Sage Meadows Green NW  
Calgary, Alberta**

**MLS # A2233736**



**\$1,000,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,390 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Gentle S		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** tv brackets on walls, (living room, bonus room), alarm system, doorbell camera, combination smart lock

\*\*\*OPEN HOUSE - SATURDAY-AUGUST 16, 12-3PM\*\*\*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 ' 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, upgraded tile, mudroom built-in bench, alarm system and tons of extra street parking. Enjoy the executive lifestyle with easy access to walking/biking paths, recreation, shopping, restaurants, and major roadways. This is a rare opportunity to own a SHOWHOME-QUALITY property in an UNBEATABLE LOCATION where there are only 74 homes in total and this is only the 10th home to become available in the last 5 years. This home truly has it all &ndash; come see the LUXURY, SPACE, AND STYLE for yourself!