



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2257108**



**\$949,888**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,361 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, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters		
<b>Inclusions:</b>	None		

The Ridge at Sage Meadows \*Former Morrison Showhome \*EXCLUSIVE ridge location &ndash; only 74 homes on this street \*Backs onto green space &ndash; privacy & stunning views \*GRAND 18' foyer with soaring ceilings, EXPANSIVE WINDOWS. \*Chef's kitchen &ndash; 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 &ndash; 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\*\*\*