



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

**MLS # A2162155**



**\$950,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,289 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to THE RIDGE in Sage Meadows! This exclusive street offers the rare opportunity to live in a luxurious estate home surrounded by the breathtaking Symons Valley Nature Reserve. Built by award winning Calbridge Homes this property backs onto greenspace and is across the street from Calm Lake pond and ravine walking trails. As you enter this stunning property you are greeted by tons of natural light from the huge windows and sliding doors. Gleaming laminate flooring leads you into the open concept main floor with large living room with designer tile faced fireplace and wall to wall sliding doors out to the front West balcony to soak up the sun and views. Great place to unwind with a glass of wine after a long day of work! Gorgeous kitchen with crisp white cabinetry, upgraded stainless steel appliances, quartz counters, corner pantry, and large center island overlooking the central dining room. Good sized office/flex room and a 2-piece bathroom complete this bright main floor. Head upstairs to the cozy bonus room with large picture window, great kids play area or family media room! Master suite hosts a spa-like ensuite with "his and her" undermount sinks, deep soaker tub, double shower, separate water closet, and walk-in closet. Spacious 2nd and 3rd bedrooms, another full 4-piece bathroom, and convenient laundry room complete this family friendly layout. On a large lot with a back deck and patio area in the fully fenced and landscaped backyard with no neighbors behind. Double front drive access garage and home is complete with central A/C for those hot summer nights. This home shows 10/10 and this location is a must see!