

# \$1,175,000 - 77 Sage Meadows Green Nw, Calgary

MLS® #A2199496

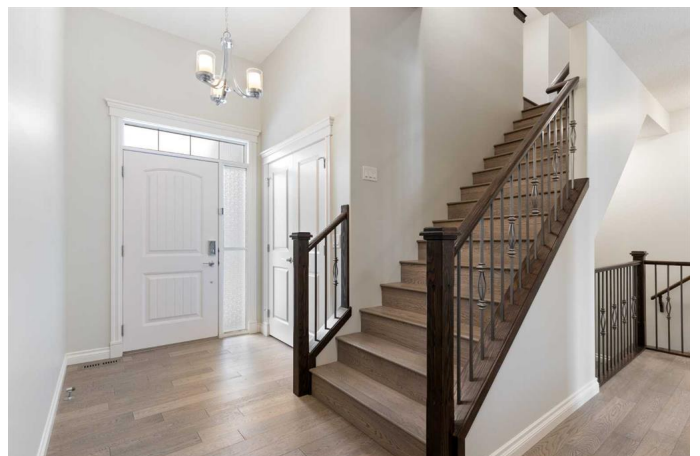
**\$1,175,000**

4 Bedroom, 3.00 Bathroom, 2,810 sqft

Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

\*\*\*OPEN HOUSE, Sunday, May 4, 2:00pm-4:00pm\*\*\* Welcome to The Ridge in Sage Meadows. Discover this stunning 4-bedroom, 2.5-bathroom home, perfectly positioned with a serene WEST-FACING backyard that backs onto a tranquil natural setting. Offering 2,809 sq. ft. of beautifully designed living space, plus the potential for even more in the unspoiled walkout basement, this home is a true gem. Step inside to find a chef's kitchen featuring gorgeous granite countertops, a walk-through pantry, and premium appliances—perfect for culinary enthusiasts. The inviting living area is centered around a cozy fireplace, creating the ideal space to relax and entertain. A flex room on the main floor adds versatility, whether you need a home office, playroom, or additional lounge area. This home is designed with ample storage, including a spacious walk-in pantry, a utility/coat closet, and additional storage spaces throughout. Upstairs, the expansive primary suite offers a luxurious retreat with a spa-like ensuite, complete with dual sinks and a spacious walk-in closet. Bedroom 2 and Bedroom 3 each feature walk-in closets, providing plenty of space for all your storage needs. A fourth generously sized bedroom ensures ample space for family and guests. Nestled in NW Calgary. Other features: Engineered Hardwood floors, NEW ROOF, gutters, eavestrough (Jan 2025), Hardie Board siding, Water softener, BBQ GAS line on deck and patio. The Ridge at



Sage Meadows presents a rare opportunity to enjoy estate-style living in an unparalleled natural setting. Overlooking the breathtaking Symons Valley Nature Reserve, this prestigious community combines the tranquility of country living with modern city conveniences. Here, you can experience privacy, luxury, and scenic beauty—all while staying within Calgary’s vibrant city limits. With its picturesque location, thoughtful design, and endless potential, this home in The Ridge at Sage Meadows is the perfect place to call home. Don’t miss your chance to experience this exceptional property! EASY ACCESS to dining, schools, shopping, transit, parks, playgrounds, and other amenities. A great community to raise your family. VIRTUAL TOUR available!

Built in 2017

**Essential Information**

MLS® #	A2199496
Price	\$1,175,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,810
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	77 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, Insulated
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Granite Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 6th, 2025
Days on Market	54
Zoning	R-G

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.