

# \$1,249,900 - 61 Sage Meadows Green Nw, Calgary

MLS® #A2113520

**\$1,249,900**

5 Bedroom, 4.00 Bathroom, 2,735 sqft

Residential on 0.11 Acres

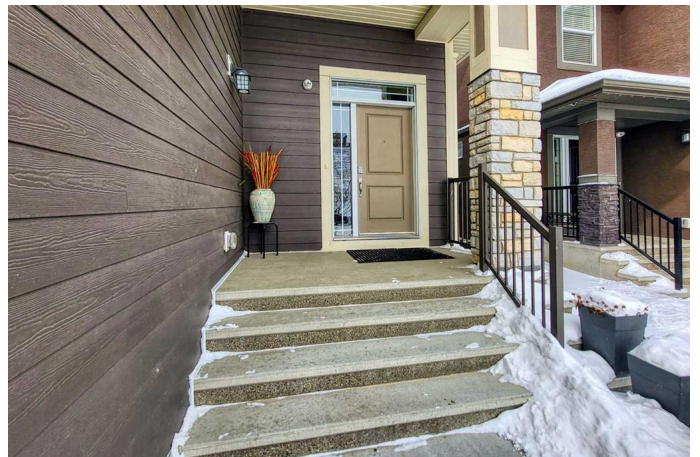
Sage Hill, Calgary, Alberta

Stunning Estate Home! Upon Entry - Spacious tied foyer and large flex room perfect for formal living room or a home office. Past the flex room you will find the spacious great room, dining room, gourmet kitchen that leads to the walk through pantry and mud room . The gourmet kitchen features tons of custom cabinetry granite countertops and stunning stainless steel appliances. The Great Room is highlighted by a gas fireplace surrounded by built ins on either side and large west facing windows allowing in tons of natural light at all hours of the day. Heading upstairs you will find bonus room 3 spare spacious bedrooms each with walk-in closets, full bathroom, laundry room and luxurious master retreat. The master retreat is highlighted by a spa inspired ensuite bathroom complete with dual sinks, tiled shower and large soaker tub. The Walkout basement is fully developed with a custom bar area, storage room, full bathroom, bedroom and huge rec room perfect for entertaining. This is truly a must see property!

Built in 2017

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2113520    |
| Price      | \$1,249,900 |
| Sold Price | \$1,199,250 |
| Bedrooms   | 5           |
| Bathrooms  | 4.00        |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,735       |
| Acres          | 0.11        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 61 Sage Meadows Green Nw |
| Subdivision | Sage Hill                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0X4                  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 246                    |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows |
| Appliances        | Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Electric Cooktop, Garage Control(s), Garburator                                     |
| Heating           | Forced Air                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                    |

### **Exterior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Covered Courtyard, Dock, Garden, Private Yard |
| Lot Description   | Creek/River/Stream/Pond                       |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Cedar, Stone    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 8th, 2024  |
| Date Sold      | April 15th, 2024 |
| Days on Market | 38               |
| Zoning         | R-1              |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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