

\$1,099,900 - 242 Sage Meadows Green Nw, Calgary

MLS® #A2143124

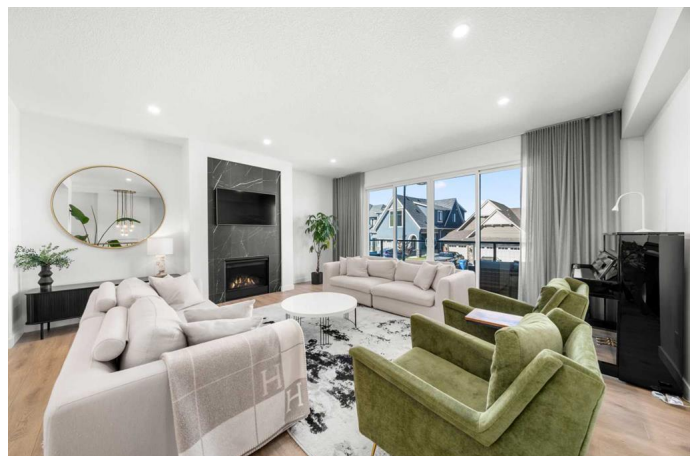
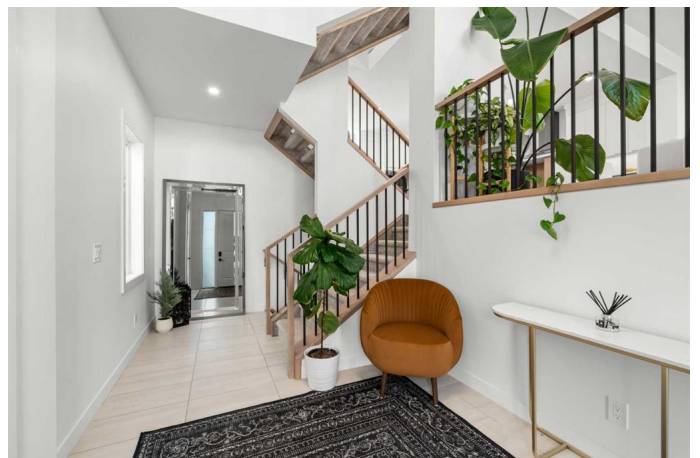
\$1,099,900

4 Bedroom, 5.00 Bathroom, 2,690 sqft

Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

On a quiet street with POND VIEWS to the front & GREEN SPACE in the back sits this gorgeous WEST COAST MODERN styled home in an EXCLUSIVE SUBDIVISION of Sage Hill. If you love how this home is decorated, then take advantage of the fact that most of the furniture is negotiable with the sale. All AV equipment is included: 5 TV's, amplifier, built-in speakers & smart remote (\$15K). A multitude of HIGH-END UPGRADES have been added including CENTRAL A/C, CABINETRY BY CALIFORNIA CLOSETS (\$36k), HUNTER DOUGLAS WINDOW COVERS, drapes & blackout blinds, a HOT TUB (\$20K), GEMSTONE LIGHTING (\$5k) & much more! SOARING CEILINGS in the grand foyer provide an immediate wow factor. The timeless main floor is beautifully adorned with DESIGNER LIGHTING & wide open floor plan for outstanding connectivity. Grounding the living room is a GAS FIREPLACE promoting relaxation on cool winter nights in front of the framed TV. An entire wall of glass allows NATURAL LIGHT to flow & leads to the WEST-FACING BALCONY with tranquil pond views. The chef of the household will love the HUGE GOURMET KITCHEN featuring a MASSIVE WATERFALL EDGE ISLAND, FULL-HEIGHT WOOD DOVETAIL CABINETRY, AN ENCLOSED PANTRY WITH CUSTOM WOOD SHELVING, A GAS COOKTOP & BUILT-IN WALL OVEN. A second wall of glass at the back of the home allows for lovely backyard views from the



dining room. Patio sliders ensure a seamless indoor/outdoor lifestyle. FRENCH DOORS open to reveal the CUSTOM DEN complete with open & enclosed built-ins & backyard views. Ascend the OPEN RISER STAIRS to the upper level BONUS ROOM with COFFERED CEILINGS and a 85" TV for a casually elegant gathering space. The bonus room separates the bedrooms in this OPTIMAL FLOORPLAN FOR PRIVACY. A true owner's sanctuary, the primary bedroom exudes opulence with coffered ceilings & a LAVISH ENSUITE boasting DUAL SINKS, AN OVERSIZED SHOWER, A DEEP SOAKER TUB WITH GREENSPACE VIEWS & a CUSTOM WALK-IN CLOSET. Both additional bedrooms are spacious and bright with walk-in closets, one even has its own private ensuite while the other has easy access to the main bathroom. Laundry is also conveniently located on this level. A MAN'S CAVE DREAM awaits in the FINISHED BASEMENT – the PERFECT SETUP FOR MULTIPLE TVS for gaming and sporting events. Refill drinks and snacks at the STYLISH WET BAR, no need to climb back up the stairs! A 4th bedroom and another full bathroom provide a ton of versatility for guests, older children or extended family members. The BACKYARD PARADISE is a private oasis for enjoying the outdoors on the EXTENDED DECK with GLASS RAILING, gathered around the FIREPIT under the stars or taking a rejuvenating dip in the HOT TUB. A GAS LINE encourages casual barbeques while the grassy yard has ample space for kids and pets to play. Ambient LANDSCAPE LIGHTING, A CONCRETE WALKWAY, A HOT WATER HOSE BIB and GREEN SPACE VIEWS add to the allure. The cherry on top of this indulgent home is the OVERSIZED, INSULATED DOUBLE ATTACHED GARAGE.

Built in 2020

Essential Information

MLS® #	A2143124
Price	\$1,099,900
Sold Price	\$1,110,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,690
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	242 Sage Meadows Green Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0X5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	August 26th, 2024
Days on Market	66
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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