

290 Sage Meadows Green NW Calgary, Alberta

MLS # A2327579



\$930,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,518 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Tandem, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Sloped Up		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Hood Fan, Light Fixtures,

TRIPLE TANDEM GARAGE | GREENSPACE BACKING | NO NEIGHBOURS BEHIND | 2,518 SQ FT | THE RIDGE AT SAGE MEADOWS. Set on what is arguably the best street in Sage Hill, this home offers a setting that feels distinctly more private and exclusive than anything else in the community. Estate-style homes, limited traffic, mature greenery and immediate access to walking paths make it feel tucked away, yet incredibly convenient. You're also just minutes from Stoney Trail, giving you quick access west toward the mountains and Banff, while still offering an easy drive to the airport and a commute to downtown that can be under 30 minutes. Inside, the home feels current and refined with a modern colour palette built around warm, natural hues. Unlike many two-storey homes where the front half can feel dark, this one is filled with natural light from morning through evening. Massive windows and sliding doors on both sides of the main level bring sunlight deep into the home, while a west-facing front balcony gives you another place to unwind with a glass of wine in the evening. The main floor centres around an impressive open-concept kitchen, dining and living area with an oversized island, abundant cabinetry, stone counters, stainless steel appliances, gas range, wine fridge, walk-in pantry and exceptional natural light. The living room is anchored by a gas fireplace, while the dining area connects directly to the two-tier composite deck and landscaped backyard. With greenery beyond, no neighbours directly behind and quick access to the pathway system, the backyard feels private and peaceful. A dedicated main floor office gives you a proper work-from-home space without compromising the main living areas. Upstairs, the large bonus room creates a comfortable second living space and separates the bedrooms. The primary retreat is generous in size and

positioned to take full advantage of the view. In summer, it looks out over lush greenery; in winter, the landscape transforms and has its own magic, creating a completely different view with the seasons. A large walk-in closet and spa-inspired 5-piece ensuite with dual sinks, a soaker tub and separate shower complete the primary suite. Two additional bedrooms, another 5-piece bathroom and a spacious laundry room round out the upper level. Downstairs adds even more function with a large bedroom that can be used as a secondary office or even a gym, 2-piece bathroom, storage and direct access to the incredible 18'11" x 39'6" triple tandem garage — offering room for vehicles, toys, bikes and more. Central A/C and irrigation add everyday comfort and convenience. Sage Hill was named after the sage plants that once filled local farmers' fields and the rolling hills that defined this part of northwest Calgary. Today, the community remains known for its natural ravines, ponds, green spaces and extensive pathways. This is the kind of Sage Hill property people wait years for — homes on this street rarely come to market, especially at this price point.