\$908,888 - 115 Sage Meadows View Nw, Calgary

MLS® #A2211254

\$908,888

3 Bedroom, 3.00 Bathroom, 1,196 sqft Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

Welcome to an exclusive opportunity to live in this hidden gem of LUXURY VILLAS - The Grove at Sage Hill by Lupi Luxury Homes! Located at the very end of Sage Meadows Green NW, this gorgeous neighbourhood is home to only 27 villas and one detached home. Boasting west views of Nose Creek and colourful sunset skies with an abundance of pathways that weave through both the creek habitat and the escarpment above, this is truly a dream come true location. This 'Willow' layout was meticulously planned with numerous thoughtful extras. The exposure is perfect with east front, then south light through the side transom windows followed by beautiful west exposure on the upper deck and patio at the walkout level. You'll feel the differentiating quality of a Lupi Luxury Homes build the moment you enter the 2200 sq ft+, light drenched space. Greeted by warm, wide plank hardwood, timeless quartz and their stunning ZONAVITA flat-panel cabinetry you'll know you've found something very special here! This model features a very generous island where guests will be sure to linger. The kitchen is a foodie's dream with storage galore in tall cabinetry and pot drawers, a coffee bar and convenient drawer microwave! The cozy, gas fireplace will have you curled up on cool evenings and you'll absolutely love the TWO gas hookups available on the upper deck for BBQ & heater! The primary bedroom is a showstopper with west views, double vanity ensuite and large







walk-in closet. The shower features a full bench and transitions seamlessly from the heated floor with no barrier for ease of mobility. Moving to the mudroom/laundry you'll find even more custom panty storage, closets and a well tucked away 2 piece bathroom. Your cars will be spoiled in the oversized and fully finished, 2 door, heated garage with metal shelving, hot and cold water plus epoxy floor finish. The walkout level floods with light in the afternoon and features 2 large bedrooms, a 4 piece bathroom, expansive recreation space and for entertaining and your enjoyment, the perfect wet bar. I imagine movie nights, wine tastings, fitness spaces and poker parties galore. A stunning space to create memories with loved ones to be sure. The utility room in this home is a must see (who says that?) with enviable storage space, tankless water heater, efficient HRV unit and soon, your very own underground sprinkler control panel! At The Grove in Sage Hill, you really do have the best of everything - you're close to all amenities living a maintenance free lifestyle while enjoying nature's beauty at your backdoor. Don't miss the 3D tour under the film reel top left on the listing. This is a must see home call your Realtor and book your private viewing today!

Built in 2024

Acres

Essential Information

MLS® # A2211254
Price \$908,888
Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1
Square Footage 1,196

0.10

Year Built 2024

Type Residential

Sub-Type Semi Detached

Style Side by Side, Villa

Status Active

Community Information

Address 115 Sage Meadows View Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2C4

Amenities

Amenities Other, Snow Removal

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener, Heated Garage,

Insulated

of Garages 2

Interior

Interior Features Closet Organizers, Walk-In Closet(s), Double Vanity, High Ceilings,

Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters,

See Remarks, Recessed Lighting, Storage, Wet Bar

Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator,

Window Coverings, Central Air Conditioner, Bar Fridge, Electric Stove,

Humidifier, Tankless Water Heater, Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Mantle, Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line

Lot Description Landscaped, Street Lighting, Sloped Down, Underground Sprinklers

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Brick, Concrete, Silent Floor Joists

Foundation Poured Concrete

Additional Information

Date Listed April 12th, 2025

Days on Market 76

Zoning R-G

Listing Details

Listing Office CIR Realty

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