

\$954,900 - 115 Sage Meadows View Nw, Calgary

MLS® #A2211254

\$954,900

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

N/A, Calgary, Alberta

****OPEN HOUSE SUNDAY, APRIL 13,
2-4PM**** Welcome to an exclusive opportunity
to live in this hidden gem of LUXURY VILLAS -
The Grove at Sage Hill by Lupi Homes!

Located at the very end of Sage Meadows
Green NW, this stunning community is home
to only 27 villas and one detached home.
Boasting west views of Nose Creek and
gorgeous sunset skies with an abundance of
pathways that weave through 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! The
primary bedroom is a showstopper with west
views, double vanity ensuite and large walk-in



closet. The shower features a bench and transitions seamlessly from the heated floor with no barriers 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 feel 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

Essential Information

MLS® #	A2211254
Price	\$954,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,196
Acres	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	N/A
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, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Sloped Down, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Silent Floor Joists, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 12th, 2025

Days on Market 3

Zoning R-G

Listing Details

Listing Office CIR Realty

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