

# \$949,900 - 115 Sage Meadows View Nw, Calgary

MLS® #A2211254

**\$949,900**

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

Sage Hill, Calgary, Alberta

**\*\*OPEN HOUSE Saturday May 17, 2-3:30pm\*\*** 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 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! 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 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

**Essential Information**

MLS® #	A2211254
Price	\$949,900
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	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, 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	42
Zoning	R-G

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.