

# \$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

Sage Hill, Calgary, Alberta

**\*\*OPEN HOUSES Sat & Sun, May 3/4,  
12-2pm\*\*** 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          | \$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 | 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 | 24               |
| Zoning         | R-G              |

**Listing Details**

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

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