# \$959,880 - 111 Sage Meadows View Nw, Calgary

MLS® #A2228211

## \$959,880

3 Bedroom, 3.00 Bathroom, 1,212 sqft Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

SHOW HOME now available - The Grove at Sage Meadows. This villa is part of an exclusive collection of just 27 homes nestled along the tranquil WEST NOSE CREEK. Combining natural beauty with everyday convenience, The Grove offers immediate access to Stoney Trail and nearby amenities. This show home includes a FINISHED DOUBLE GARAGE, CENTRAL AIR CONDITIONING, CUSTOM WINDOW COVERINGS, a HERRINGBONE TILE BACKSPLASH, and a WOOD MANTLE above the fireplace. Built by Lupi Luxury Homes, this home features luxury vinyl plank flooring, quartz countertops, sleek Zonavita cabinetry, whirlpool stainless steel appliances, designer lighting, custom closet systems, triple-pane windows, and a high-efficiency furnace. The 1,212 SQ. FT. main level offers a well-planned layout with a generous kitchen island with seating for four, an open dining area, a bright great room, and a private primary suite with a double vanity ensuite and walk-in closet. The 995 SQ. FT. WALK-OUT BASEMENT includes two bedrooms, a full bathroom, and a flexible recreation space that opens onto a covered patio. Please note: all RMS measurements are based on builder blueprints. Furniture is not included in the list price but may be purchased at an additional cost.





Built in 2025

#### **Essential Information**

MLS® # A2228211 Price \$959,880

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths

Square Footage 1,212 Acres 0.09 Year Built 2025

Type Residential

Sub-Type Semi Detached
Style Side by Side, Villa

1

Status Active

## **Community Information**

Address 111 Sage Meadows View Nw

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

#### **Amenities**

Amenities Other, Snow Removal

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s),

Kitchen Island

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Electric Range,

ENERGY STAR Qualified Appliances, Freezer, Washer/Dryer Stacked

Heating Forced Air 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 Backs on to Park/Green Spa

Reserve, Front Yard, Underg

Roof Asphalt Shingle

Construction Brick, Concrete, Stucco, Siler

Foundation Poured Concrete

#### **Additional Information**

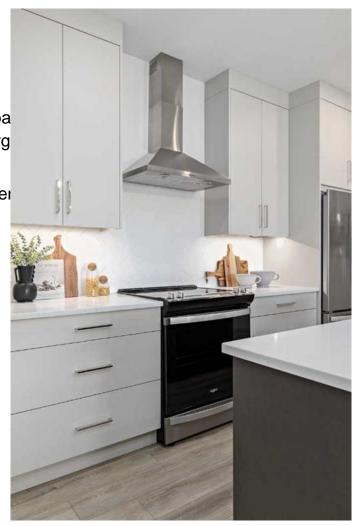
Date Listed June 11th, 2025

Days on Market 97

Zoning R-G

# **Listing Details**

Listing Office Royal LePage Benchmark



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.