

# \$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	1
Square Footage	1,212
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
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, Kitchen Island, Open Floorplan, Walk-In Closet(s), Quartz Counters
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, ENERGY STAR Qualified Appliances, Freezer, Microwave
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        Back Yard, Front Yard, Land  
                                 to Park/Green Space, Environ  
Roof                        Asphalt Shingle  
Construction           Concrete, Stucco, Brick, Siler  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 11th, 2025  
Days on Market        98  
Zoning                    R-G

**Listing Details**

Listing Office            Royal LePage Benchmark



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