

# \$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        99  
Zoning                    R-G

**Listing Details**

Listing Office            Royal LePage Benchmark



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.