111 Sage Meadows View NW
Calgary, Alberta

MLS # A2228211

$959,880

Division:	Sage Hill
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bungalow-Villa
Size:	1,212 sq.ft.
Age:	2025 (0 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Double Garage Attached
Lot Size:	0.09 Acre
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 280
Basement:	Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Brick, Concrete, Silent Floor Joists, Stucco	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions:	Blinds and Drapery

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.