



GRASSROOTS
REALTY GROUP

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115 Sage Meadows View NW
Calgary, Alberta

MLS # A2211254



\$954,900

Division:	Calgary		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,196 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Sloped Down, Street Lighting, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Silent Floor Joists, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: Garage heater, shelving in garage, custom window coverings

****OPEN HOUSES: Sat April 26, 2-4pm & Sunday April 27, 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 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 barriers 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 feel 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!