

# \$999,880 - 107 Sage Meadows View Nw, Calgary

MLS® #A2239802

**\$999,880**

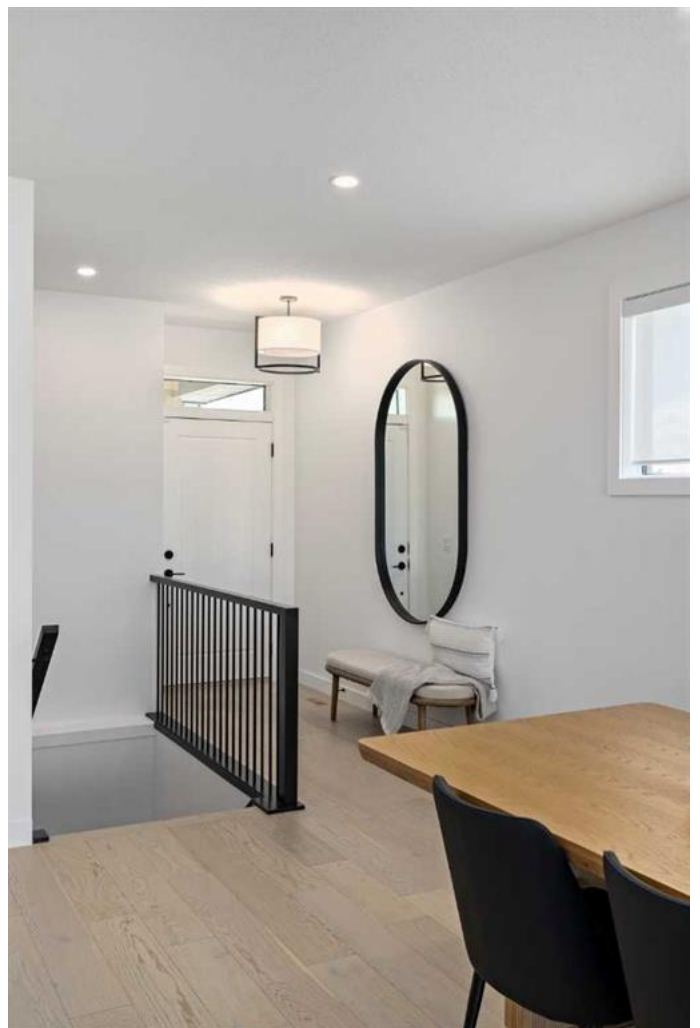
3 Bedroom, 3.00 Bathroom, 1,212 sqft

Residential on 0.10 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 UPGRADED show home includes a FINISHED DOUBLE GARAGE, CENTRAL AIR CONDITIONING, CUSTOM WINDOW COVERINGS, a CURBLESS TILED SHOWER WITH BENCH, HEATED ENSUITE FLOOR, ENGINEERED HARDWOOD ON ENTIRE MAIN, MDF FIREPLACE MANTLE WITH TILE, TILE UPGRADES (BACKSPLASHES AND FLOORING), and a BASEMENT DRY BAR WITH BEV. FRIDGE. This home also features 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 959 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® #         | A2239802            |
| Price          | \$999,880           |
| Bedrooms       | 3                   |
| Bathrooms      | 3.00                |
| Full Baths     | 2                   |
| Half Baths     | 1                   |
| Square Footage | 1,212               |
| Acres          | 0.10                |
| Year Built     | 2025                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |
| Status         | Active              |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 107 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, Quartz Counters, Walk-In Closet(s)                                                       |
| Appliances        | Bar Fridge, Dishwasher, Freezer, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, ENERGY STAR Qualified Appliances |
| 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, Backs on to Pa<br>Front Yard, Landscaped, Unc |
| Roof              | Asphalt Shingle                                          |
| Construction      | Brick, Concrete, Silent Floor                            |
| Foundation        | Poured Concrete                                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 43              |
| Zoning         | R-G             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|



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