

# \$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, ENERGY STAR Qualified Appliances, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Gas Range
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 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	12
Zoning	R-G

**Listing Details**

Listing Office	Royal LePage Benchmark
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