



## 115 Sage Meadows View Calgary Alberta

\$908,888

Welcome to an exclusive opportunity to live in this hidden gem of LUXURY VILLAS - The Grove at Sage Hill by Lupi Luxury Homes! Located at the very end of Sage Meadows Green NW, this gorgeous neighbourhood is home to only 27 villas and one detached home. Boasting west views of Nose Creek and colourful sunset skies with an abundance of pathways that weave through both 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 for BBQ & heater! The primary bedroom is a showstopper with west views, double vanity ensuite and large walk-in closet. The shower features a full bench and transitions seamlessly from the heated floor with no barrier 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 be 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 w...

4pc Bathroom 8.00 Ft x 6.58 Ft

Recreational, Games room 44.67 Ft x 14.08 Ft

Bedroom 10.58 Ft x 10.42 Ft

Bedroom 10.50 Ft x 10.75 Ft

Furnace 17.67 Ft x 15.42 Ft

2pc Bathroom 4.92 Ft x 5.42 Ft

Other 13.25 Ft x 9.67 Ft

Dining room 12.25 Ft x 17.17 Ft

Foyer 9.42 Ft x 4.50 Ft

Kitchen 11.92 Ft x 19.50 Ft

Laundry room 7.42 Ft x 6.50 Ft

Living room 17.25 Ft x 15.92 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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4pc Bathroom 8.25 Ft x 8.17 Ft

Primary Bedroom 11.83 Ft x 15.33 Ft