$985,000 - 151 Sage Meadows View Nw, Calgary

MLS® #A2191262

$985,000

3 Bedroom, 3.00 Bathroom, 1,236 sqft
Residential on 0.12 Acres

Sage Hill, Calgary, Alberta

Welcome to this Brand New luxury duplex Villa! With 2,333 Sq Ft of living space the Villa is perfectly situated on a corner lot with a Walkout Basement and breathtaking views of the Natural Ravine and Pond, SW facing Backyard to capture the nice Sunset every day Featuring 9 feet high ceiling, Luxury Vinyl Plank flooring and quartz countertop finishes throughout the whole house. With a tankless water heater, and an energy-efficient dual-zone heating system, this home is designed for both comfort and efficiency. Step into the main floor, where an airy open-concept layout greets you. The spacious Dining Room offers ample space for large family gatherings and dinners. The Gourmet Kitchen is finished with quartz countertops and a gorgeous upgraded backsplash, a premium range hood fan, stainless steel appliances and features a large island with breakfast bar. The Living Room centers around an upgraded electric fireplace, creating a warm and inviting atmosphere. Step through the glass sliding doors onto the deck with a gas hookup, perfect for the barbecues while enjoying the scenic views of the Ravine. The Primary Bedroom showcases a stunning sunset view, a 4-piece ensuite featuring a double vanity and a walk-in closet completes the Primary Bedroom. The Mud Room includes a floor-to-ceiling closet and dedicated laundry space, adding both storage and convenience. A well-placed 2-piece Bathroom finishes off the main level. The fully finished Walkout Basement boasts a

large Recreation Room, two well-sized Bedrooms, both with large windows that flood the space with natural light, and a 4-piece Bathroom. Enjoy the outdoors on the Deck and Patio, with landscaping and a sprinkler system scheduled for completion this summer. The attached oversized double garage offers ample storage and includes a 220V outlet for EV charging. Condo fees cover landscaping, snow removal, and grounds maintenance, ensuring a low-maintenance lifestyle. Conveniently located near shopping, walking/bike paths, and other amenities, this home perfectly blends luxury and practicality

Built in 2025

Essential Information

MLS® #	A2191262
Price	$985,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,236
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

Community Information

Address	151 Sage Meadows View Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2C4

Amenities

Amenities	Other, Snow Removal
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Attached, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2025
Days on Market	61
Zoning	R-G

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.