



GRASSROOTS
REALTY GROUP

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135 Sage Meadows View NW
Calgary, Alberta

MLS # A2263034



\$939,880

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,212 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Silent Floor Joists, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to THE IVY, nestled along the peaceful WEST NOSE CREEK. Surrounded by natural beauty yet close to everyday conveniences, The Grove offers immediate access to STONEY TRAIL and nearby shopping, dining, and services. Built by LUPI LUXURY HOMES, this villa showcases elevated design and thoughtful details throughout. The main floor spans 1,212 SQ. FT., featuring a well-planned open layout with a generous kitchen island with seating for four, a bright great room with a WOOD MANTLE, and a spacious dining area. The private primary suite includes a walk-in closet and a beautifully appointed ensuite with a DOUBLE VANITY and 10 MM GLASS SHOWER DOOR. Premium finishes are found throughout, including LUXURY VINYL PLANK FLOORING, QUARTZ COUNTERTOPS, SLEEK ZONAVITA CABINETRY, WHIRLPOOL STAINLESS STEEL APPLIANCES, DESIGNER LIGHTING, CUSTOM CLOSET SYSTEMS, TRIPLE-PANE WINDOWS, and a HIGH-EFFICIENCY FURNACE. The 1009 SQ. FT. WALK-OUT BASEMENT adds impressive versatility, with two spacious bedrooms, a full bathroom, and a flexible recreation area that opens to a COVERED PATIO. Set on a HIGHER-ELEVATION LOT with ENHANCED PRIVACY and a view of WEST NOSE CREEK, this residence offers both beauty and function. Please note: all RMS measurements are based on builder blueprints.