



GRASSROOTS
REALTY GROUP

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155 Sage Meadows View NW
Calgary, Alberta

MLS # A2281532



\$1,140,000

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,177 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Environmental Reserve, Gentle Sloping, No Neighbours Behind, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Silent Floor Joists, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	none		

Welcome to refined bungalow living in this beautifully appointed Attached Side by Side Bungalow Villa, perfectly positioned in a prime location with stunning views. "THE GROVE AT SAGE MEADOWS"Thoughtfully designed by Lupi Homes - for both elegance and comfort, the main level offers an open-concept layout filled with natural light, high-end finishes and seamless flow for everyday living and entertaining. The walk-out basement extends your living space with ease - ideal for a guest suite, home office, recreation area or multi-generational living - while providing direct access to the outdoors and uninterrupted sightlines. Enjoy the convenience of bungalow living without compromise, paired with the privacy and versatility today's buyers crave. Set close to amenities, green space and transit, this home delivers luxury, location and lifestyle in one exceptional package. Sellers are proud to share numerous upgrades; front storm door with sliding screen, massive chef's kitchen includes large entertainment island with lots of storage, Whirlpool appliance package, silent close on all cupboards and drawers, all door and cabinetry hardware in matte black. The beautiful dining area offers elevated windows that contribute to the flow of natural light throughout the main floor. Elegant living room offers a beautiful upgraded fireplace with LED light fixture. Stunning floor to ceiling living room windows walk out to a spacious west facing deck with gas outlet, a retractable awning for inclement weather and a spectacular view of the valley and the lovely creek directly in your sightline. All window coverings are included. Main floor Owners suite is spacious and large windows make it a beautiful oasis for coffee in bed! The spa-ish Ensuite is elegant and spacious, offering a double sink vanity, a stand alone oversize shower with bench and "nook", matte black plumbing fixtures,

and a pocket door opens into the large walk-in closet with upgraded shelving as found in all the bedrooms. Laundry with stackable washer and dryer, located on the main floor and the over-size double garage; drywalled and stippled ceiling. Downstairs walk-out offers a large family room - perfect for movie night, ping-pong or pool. The large patio doors lead out to a gorgeous patio with gas outlet, and even closer to the beauty west of the property. Two additional bedrooms, a 4-piece bath and lots of storage complete the downstairs. Piping and wiring for the "Basement Bar" is at the base of the stairs and will take minimum effort to complete. Both sets of blinds close automatically at night. This is a stunning home; classic and elegant, exceptionally maintained - you could eat off the floors. The maintenance free lifestyle is enjoyed by all the Owners at the Grove - they enjoy organizing the Annual Block Party and Christmas Party. Monthly dinners are at a chosen restaurant and joined by all. Add "155 Sage Meadows View" to your must-see List! OPEN HOUSE SATURDAY JAN 31, NOON-2:30