



GRASSROOTS
REALTY GROUP

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135 Sage Meadows View NW Calgary, Alberta

MLS # A2177645

EXTERIOR RENDERING



\$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:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Silent Floor Joists, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Discover The Grove at Sage Meadows – a curated haven for those seeking the perfect balance of nature and suburban living. | This exclusive enclave of ATTACHED VILLAS offers a limited collection of 27 meticulously crafted units, each with scenic VIEWS OF NOSE CREEK. Ideally located with easy access to nearby amenities and immediate access to Stoney Trail. | Unparalleled Craftsmanship: LUPI LUXURY HOMES, renowned for their commitment to excellence, have spared no detail in creating these exceptional villas. Expect top-quality finishes including LUXURY VINYL PLANK flooring, plush CARPET, exquisite TILE BACKPLASHES, stunning QUARTZ COUNTERTOPS, efficient WHIRLPOOL APPLIANCES, and sleek ZONAVITA flat-panel cabinets. Thoughtfully designed lighting packages and efficient CLOSET SYSTEMS enhance both form and function. TRIPLE-PANE WINDOWS and a HIGH-EFFICIENCY FURNACE ensure comfort year-round. | Intelligent Design: The 1,212 sq. ft. main level offers a spacious, well-planned layout featuring a mudroom with built-in storage, stacked washer and dryer, a generously sized kitchen island with SEATING FOR FOUR, an open dining area, and a welcoming great room with a WOOD MANTLE. The primary suite includes a double sink ensuite and walk-in closet, providing a private retreat. | Finished WALK-OUT BASEMENT: The 995 sq. ft lower level offers abundant natural light and includes two additional bedrooms, a bathroom, and a versatile games and entertainment area. Step outside onto the covered patio and enjoy the outdoors year-round. PLEASE NOTE: All RMS measurements are based on builder plans, interior finishes may vary from images, and fees are to be confirmed upon community completion.

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