

# \$939,880 - 135 Sage Meadows View Nw, Calgary

MLS® #A2177645

**\$939,880**

3 Bedroom, 3.00 Bathroom, 1,212 sqft  
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Discover The Grove at Sage Meadows â€” 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

EXTERIOR RENDERING



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INTERIOR SELECTIONS



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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.

Built in 2025

### Essential Information

MLS® #	A2177645
Price	\$939,880
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,212
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

### Community Information

Address	135 Sage Meadows View Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2C4

### Amenities

Amenities	Other, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), See Remarks

Appliances Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, ENERGY STAR Qualified Appliances, Freezer, Washer/Dryer Stacked

Heating Forced Air

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

### Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Environmental Reserve, Underground Sprinklers

Roof Asphalt Shingle

Construction Stucco, Brick, Concrete, Silent Floor Joists

Foundation Poured Concrete

### Additional Information

Date Listed November 5th, 2024

Days on Market 164

Zoning R-G

### Listing Details

Listing Office Royal LePage Benchmark

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