

# \$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. The listing agent has a familial relationship with the builder.

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 Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s), Double Vanity, Quartz Counters  
Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Electric Range, ENERGY STAR Qualified Appliances, Freezer  
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 Landscaped, Underground Sprinklers, Backs on to Park/Green Space, Back Yard, Environmental Reserve, Front Yard  
Roof Asphalt Shingle  
Construction Stucco, Brick, Concrete, Silent Floor Joists  
Foundation Poured Concrete

### Additional Information

Date Listed November 5th, 2024  
Days on Market 152  
Zoning R-G

### Listing Details

Listing Office Royal LePage Benchmark

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