

# \$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



© Plans and selections depicted are subject to change and are copyrighted property of Lupi Luxury Homes.

EXTERIOR RENDERING



© Plans and selections depicted are subject to change and are copyrighted property of Lupi Luxury Homes.

INTERIOR SELECTIONS



© Plans and selections depicted are subject to change and are copyrighted property of Lupi Luxury Homes.

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 | 156                |
| Zoning         | R-G                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.