

# \$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.

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 166

Zoning R-G

## Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.