



# 119 Sage Meadows View Calgary Alberta

\$799,900

Discover The Grove at Sage Meadows. A curated creation for those who strive to be surrounded by nature while enjoying the ease of suburban living. | This brand-new enclave of attached villas, offers a limited collection of 27 meticulously crafted units, with scenic views of Nose Creek. Situated in the heart of suburban comfort, this development offers effortless access to nearby amenities and immediate access to Stoney Trail. | Anticipated Possession: Spring 2024. Don't miss the opportunity to personalize your space - contact us now to explore interior customization options. | Unparalleled Craftsmanship: Lupi Luxury Homes, renowned for their commitment to excellence, have left no detail untouched in creating these villas. Expect top-quality craftsmanship throughout, from the luxury vinyl plank flooring, plush carpet, and exquisite tile backsplashes to the stunning quartz countertops, efficient Whirlpool appliances, and sleek flat-panel cabinets. The thoughtfully designed lighting packages and efficient closet systems enhance both form and function. Triple-pane windows and efficient furnaces ensure your comfort year-round and are among the quality materials used in crafting these homes. | Intelligent Design: The 1,212 sq.ft. (1,185 RMS sq.ft.) main level boasts a spacious and well-planned layout. It includes a mudroom with built-in storage and a stacked washer and dryer, a generously sized kitchen island with seating for four, an open dining area, and a welcoming great room. The primary suite, with its double sink ensuite and walk-in closet, provides a private retreat for relaxation. | Finished Walk-Out Basement: The 995 sq.ft lower level walk-out allows for an abundance of natural light and offers two additional bedrooms, a bathroom, and a versatile games and entertainment area. Step outside onto the covered patio to enjoy the great outdoors all year round. \*PLEASE ...

3pc Bathroom Measurements not available

Bedroom 3.25 M x 3.63 M

Bedroom 3.20 M x 3.63 M

Recreational, Games room 3.96 M x 3.66 M

Family room 4.69 M x 4.09 M

Other 1.98 M x 3.66 M

Other 2.06 M x 2.12 M

Dining room 3.05 M x 5.16 M

Great room 4.42 M x 4.22 M

Primary Bedroom 3.86 M x 3.66 M

5pc Bathroom 2.44 M x 2.57 M

Other 2.18 M x 1.52 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK

## RE/MAX®

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**Furnace** Measurements not available

**2pc Bathroom** Measurements not available

**Kitchen** 3.96 M x 3.84 M