



# EXTERIOR RENDERING



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## 135 Sage Meadows View Calgary Alberta

\$918,880

SHOW HOME OPEN at 107 Sage Meadows View NW (365 Sage Meadows Green NW). Saturday-Thursday 12 PM - 5 PM. | 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: FALL 2024. | 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 LUXURY VINYL PLANK flooring, plush CARPET, and exquisite TILE BACKPLASHES to the stunning QUARTZ COUNTERTOPS, efficient WHIRLPOOL APPLIANCES, and sleek ZONAVITA flat-panel cabinets. The thoughtfully designed lighting packages and efficient CLOSET SYSTEMS enhance both form and function. TRIPLE-PANE WINDOWS and HIGH EFFICIENCY FURNACE ensure your comfort year-round and are among the quality materials used in crafting these homes. | Intelligent Design: The 1,212 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 WITH A WOOD MANTLE. 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. \*PLEAS...

Family room 15.42 Ft x 13.42 Ft

Recreational, Games room 13.00 Ft x 12.00 Ft

3pc Bathroom Measurements not available

Bedroom 10.50 Ft x 11.92 Ft

Bedroom 10.67 Ft x 11.92 Ft

Dining room 10.00 Ft x 16.92 Ft

Great room 17.50 Ft x 13.83 Ft

Primary Bedroom 12.67 Ft x 12.00 Ft

4pc Bathroom 8.00 Ft x 8.42 Ft

Other 7.17 Ft x 5.00 Ft

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

Listing Presented By:



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**Furnace** Measurements not available

**2pc Bathroom** Measurements not available

**Kitchen** 13.00 Ft x 12.58 Ft

**Other** 6.75 Ft x 6.92 Ft