



## EXTERIOR RENDERING



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# 135 Sage Meadows View Calgary Alberta

\$929,380

VISIT SHOW HOME TO SEE IVY LAYOUT 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 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. | Anticipated Possession: December to January. | 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 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: This project is under construction with an estimated completion of December 2024 - January 2025. All RMS measurements are based on builder plans, interior finishes may vary from...

Family room 13.42 Ft x 15.42 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 11.92 Ft x 10.67 Ft

Bedroom 11.92 Ft x 10.50 Ft

Recreational, Games room 12.00 Ft x 13.00 Ft

Dining room 16.92 Ft x 10.00 Ft

Primary Bedroom 12.00 Ft x 12.67 Ft

Other 7.17 Ft x 5.00 Ft

4pc Bathroom 8.42 Ft x 8.00 Ft

2pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



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### RE/MAX Realty Professionals

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**Kitchen** 12.58 Ft x 13.00 Ft      **Other** 6.92 Ft x 6.75 Ft

**Great room** 13.83 Ft x 17.50 Ft