



## 155 Sage Meadows View Calgary Alberta

\$1,140,000

Welcome to refined bungalow living in this beautifully appointed Attached Side by Side Bungalow Villa, perfectly positioned in a prime location with stunning views. "THE GROVE AT SAGE MEADOWS" .....Thoughtfully designed by Lupi Homes - for both elegance and comfort, the main level offers an open-concept layout filled with natural light, high-end finishes and seamless flow for everyday living and entertaining. The walk-out basement extends your living space with ease - ideal for a guest suite, home office, recreation area or multi-generational living - while providing direct access to the outdoors and uninterrupted sightlines. Enjoy the convenience of bungalow living without compromise, paired with the privacy and versatility today's buyers crave. Set close to amenities, green space and transit, this home delivers luxury, location and lifestyle in one exceptional package. Sellers are proud to share numerous upgrades; front storm door with sliding screen, massive chef's kitchen includes large entertainment island with lots of storage, Whirlpool appliance package, silent close on all cupboards and drawers, all door and cabinetry hardware in matte black. The beautiful dining area offers elevated windows that contribute to the flow of natural light throughout the main floor. Elegant living room offers a beautiful upgraded fireplace with LED light fixture. Stunning floor to ceiling living room windows walk out to a spacious west facing deck with gas outlet, a retractable awning for inclement weather and a spectacular view of the valley and the lovely creek directly in your sightline. All window coverings are included. Main floor Owners suite is spacious and large windows make it a beautiful oasis for coffee in bed! The spa-ish Ensuite is elegant and spacious, offering a double sink vanity, a stand alone oversize shower with bench and "nook", matte black plum...

Recreational, Games room 26.33 Ft x 22.42 Ft

Bedroom 13.08 Ft x 10.42 Ft

Bedroom 13.00 Ft x 10.67 Ft

4pc Bathroom Measurements not available

Furnace 8.83 Ft x 15.92 Ft

Living room 18.50 Ft x 16.50 Ft

Dining room 18.25 Ft x 12.92 Ft

Kitchen 15.25 Ft x 11.33 Ft

Primary Bedroom 12.17 Ft x 12.58 Ft

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



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