



THE
A-TEAM

**RE/MAX
FIRST**

135 SAGE MEADOWS View, Calgary T3P 2C4

MLS® #: **A2177645**

Area: **Sage Hill**

Listing Date: **11/05/24**

List Price: **\$929,380**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**

EXTERIOR RENDERING



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General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2024**

Lot Information
Lot Sz Ar: **3,903 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Backs on to Park/Green Space,Environmental Reserve,Front Yard,Landscaped,Underground Sprinklers**
Park Feat: **Double Garage Attached**

Finished Floor Area
Abv Sqft: **1,212**
Low Sqft:
Ttl Sqft: **1,212**

DOM

28
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Side by Side,Villa**

Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick,Concrete,Silent Floor Joists,Stucco**
Flooring: **Carpet,Vinyl,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,ENERGY STAR Qualified Appliances,Freezer,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`7" x 13`0"
Dining Room	Main	16`11" x 10`0"
Walk-In Closet	Main	7`2" x 5`0"
2pc Bathroom	Main	0`0" x 0`0"
Family Room	Basement	13`5" x 15`5"

Room	Level	Dimensions
Great Room	Main	13`10" x 17`6"
Bedroom - Primary	Main	12`0" x 12`8"
4pc Ensuite bath	Main	8`5" x 8`0"
Mud Room	Main	6`11" x 6`9"
3pc Bathroom	Basement	0`0" x 0`0"

Bedroom
Game Room

Basement
Basement

11`11" x 10`8"
12`0" x 13`0"

Bedroom

Basement

11`11" x 10`6"

Legal/Tax/Financial

Condo Fee:
\$335

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-G

Legal Desc: **2410027**

Remarks

Pub Rmks: **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 images, and fees are to be confirmed upon community completion. The listing agent has a familial relationship with the builder.**

Inclusions:
Property Listed By: **N/A
Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

EXTERIOR RENDERING



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INTERIOR SELECTIONS



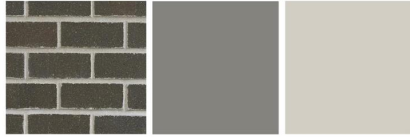
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APPLIANCE PACKAGE



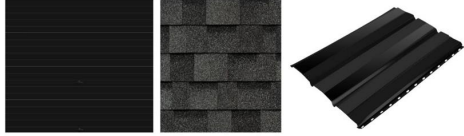
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EXTERIOR SELECTIONS



BRICK

STUCCO



GARAGE DOORS

SHINGLES

TRIM/EAVES/SOFFIT IN BLACK

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