



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



© Plans and selections depicted are subject to change and are copyrighted property of Luxi Luxury Homes.

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:

Park Feat:

Finished Floor Area

Abv Sqft: **1,212**

Low Sqft:

Ttl Sqft: **1,212**

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

DOM

78

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`7" x 13`0"	Great Room	Main	13`10" x 17`6"
Dining Room	Main	16`11" x 10`0"	Bedroom - Primary	Main	12`0" x 12`8"
Walk-In Closet	Main	7`2" x 5`0"	4pc Ensuite bath	Main	8`5" x 8`0"
2pc Bathroom	Main	0`0" x 0`0"	Mud Room	Main	6`11" x 6`9"
Family Room	Basement	13`5" x 15`5"	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: N/A
Property Listed By: Royal LePage Benchmark

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

EXTERIOR RENDERING



INTERIOR SELECTIONS



APPLIANCE PACKAGE

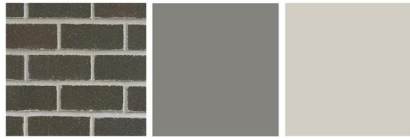


© Plans and selections depicted are subject to change and are copyrighted property of Lupi Luxury Homes.

© Plans and selections depicted are subject to change and are copyrighted property of Lupi Luxury Homes.

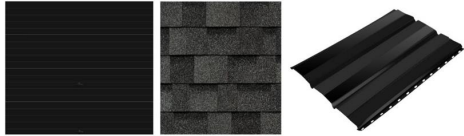
© Plans and selections depicted are subject to change and are copyrighted property of Lupi Luxury Homes.

EXTERIOR SELECTIONS



BRICK

STUCCO



GARAGE DOORS

SHINGLES

TRIM/EAVES/SOFFIT IN BLACK

© Plans and selections depicted are subject to change and are copyrighted property of Lutz Luxury Homes.

