

# \$939,880 - 135 Sage Meadows View Nw, Calgary

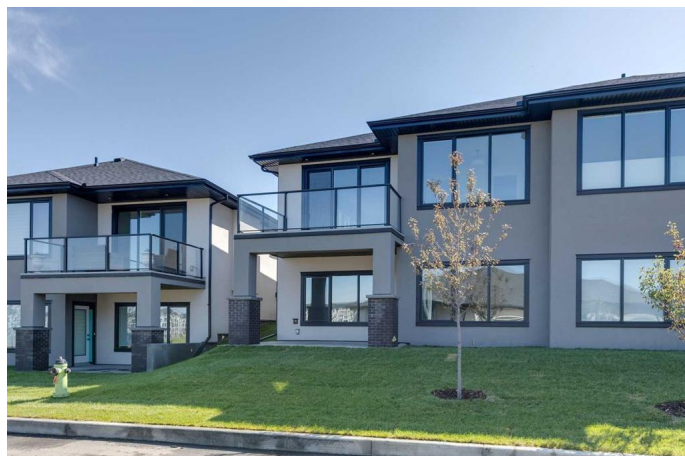
MLS® #A2263034

**\$939,880**

3 Bedroom, 3.00 Bathroom, 1,212 sqft  
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome to THE IVY, nestled along the peaceful WEST NOSE CREEK. Surrounded by natural beauty yet close to everyday conveniences, The Grove offers immediate access to STONEY TRAIL and nearby shopping, dining, and services. Built by LUPI LUXURY HOMES, this villa showcases elevated design and thoughtful details throughout. The main floor spans 1,212 SQ. FT., featuring a well-planned open layout with a generous kitchen island with seating for four, a bright great room with a WOOD MANTLE, and a spacious dining area. The private primary suite includes a walk-in closet and a beautifully appointed ensuite with a DOUBLE VANITY and 10 MM GLASS SHOWER DOOR. Premium finishes are found throughout, including LUXURY VINYL PLANK FLOORING, QUARTZ COUNTERTOPS, SLEEK ZONAVITA CABINETRY, WHIRLPOOL STAINLESS STEEL APPLIANCES, DESIGNER LIGHTING, CUSTOM CLOSET SYSTEMS, TRIPLE-PANE WINDOWS, and a HIGH-EFFICIENCY FURNACE. The 1009 SQ. FT. WALK-OUT BASEMENT adds impressive versatility, with two spacious bedrooms, a full bathroom, and a flexible recreation area that opens to a COVERED PATIO. Set on a HIGHER-ELEVATION LOT with ENHANCED PRIVACY and a view of WEST NOSE CREEK, this residence offers both beauty and function. Please note: all RMS measurements are based on builder blueprints.



Built in 2025

Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | A2263034            |
| Price          | \$939,880           |
| Bedrooms       | 3                   |
| Bathrooms      | 3.00                |
| Full Baths     | 2                   |
| Half Baths     | 1                   |
| Square Footage | 1,212               |
| Acres          | 0.09                |
| Year Built     | 2025                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |
| Status         | Active              |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 135 Sage Meadows View Nw |
| Subdivision | Sage Hill                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 2C4                  |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other, Snow Removal    |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)                                                |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Electric Range, ENERGY STAR Qualified Appliances, Freezer |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | None, Rough-In                                                                                                                   |
| Fireplace         | Yes                                                                                                                              |

|                 |                          |
|-----------------|--------------------------|
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room, Mantle |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Environmental Reserve, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                |
| Construction      | Brick, Concrete, Silent Floor Joists, Stucco                                                                   |
| Foundation        | Poured Concrete                                                                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 4                 |
| Zoning         | R-G               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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