



GRASSROOTS
REALTY GROUP

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**155 Sage Meadows View NW
Calgary, Alberta**

MLS # A2317159



\$949,900

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,177 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Environmental Reserve, Gentle Sloping, No Neighbours Behind, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Silent Floor Joists, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained Attached Side-by-Side Executive Bungalow Walkout Villa offering an exceptional maintenance-free lifestyle with stunning valley and creek views. Designed with an open-concept floor plan and filled with natural light, this elegant home showcases high-end finishes and thoughtful upgrades throughout. The chef-inspired kitchen features a large entertainment island with abundant storage, soft-close cabinetry and drawers, stylish matte black hardware, and a Whirlpool appliance package. Elevated dining room windows capture even more natural light while the spacious living room is highlighted by an upgraded fireplace with LED lighting added for ambiance. Floor-to-ceiling sliding patio doors lead to the west-facing upper deck complete with a gas outlet and retractable awning, creating the perfect outdoor retreat for relaxing or entertaining while enjoying breathtaking views and occasional wildlife sightings. The main floor Owner's Suite offers large widows with spectacular views, a luxurious spa-inspired ensuite with double sinks, a spacious stand-alone shower with bench seating and niche, and a pocket door leading to a generous walk-in closet featuring upgraded custom shelving throughout the home. Main floor stackable laundry adds everyday convenience. The oversized double attached garage is fully drywalled with a stipple ceiling finish. Downstairs, the fully developed walkout offers a spacious family room with large patio doors opening to an expansive lower patio with gas hookup and continued unobstructed views. Plumbing and wiring for a future basement bar have already been installed behind the drywall near the base of the stairs, making future completion simple and convenient. Automated blinds in the family room close automatically in the evenings for added comfort and privacy. Pride of ownership is

evident throughout this classic and elegant home, lovingly maintained by the original owner. An exceptional opportunity to enjoy upscale villa living in a peaceful and scenic setting...."THE GROVE AT SAGE MEADOWS" . Thoughtfully designed by Lupi Homes Add "155 Sage Meadows View" to your must-see List!