



GRASSROOTS
REALTY GROUP

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19, 10 Sage Meadows Landing NW
Calgary, Alberta

MLS # A2327476



\$389,000

Division:	Sage Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,478 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to the Ferrera, a stylish and thoughtfully designed 3-bedroom, 2.5-bathroom stacked townhome by award-winning Rohit Homes. Showcasing the stunning Wild North Designer Interior, this home embraces natural textures, earthy tones, and contemporary finishes inspired by Canada's rugged landscapes—creating a warm, inviting space that feels both modern and timeless. Perfect for first-time buyers, young families, or investors, the Ferrera delivers exceptional style, functionality, and value. The intelligently designed open-concept main floor seamlessly connects the kitchen, dining, and living areas, creating an ideal space for everyday living and entertaining. The Wild North palette features rich wood-inspired cabinetry, designer lighting, quartz countertops, full-height cabinets, stainless steel appliances, and carefully curated finishes that bring warmth and sophistication to every room. Large windows flood the home with natural light, enhancing the inviting atmosphere throughout. Upstairs, the spacious primary suite offers a private retreat complete with its own ensuite, while two additional bedrooms provide the flexibility needed for growing families, guests, or a dedicated home office. A full bathroom and convenient upper-level laundry complete the functional second-floor layout. With low condo fees, the Ferrera is an outstanding opportunity for both homeowners and investors, offering low-maintenance living without compromising on quality, design, or comfort. Located in the desirable northwest community of Sage Hill West, residents enjoy easy access to scenic walking paths, parks, and green spaces, along with nearby shopping, restaurants, and everyday amenities at Sage Hill Crossing, Creekside Shopping Centre, and Beacon Hill. Convenient access to Stoney Trail and Shaganappi Trail makes commuting throughout

Calgary quick and effortless. Beautifully designed with Rohit Homes' signature attention to detail, the Ferrera with the Wild North Designer Interior is the perfect blend of style, comfort, and functionality. Don't miss your opportunity to own in one of northwest Calgary's fastest-growing communities. Photos shown are of the Ferrera floor plan. The Wild North Designer Interior is represented in the final rendering images and may not depict the exact finishes of this unit.