

\$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	10
Zoning	R-G

Listing Details

Listing Office	Royal LePage Benchmark
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