

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

**MLS # A2191262**



**\$985,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Side by Side, Villa		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*OPEN HOUSE THIS SUN (FEB 9th) 2 - 4 PM\*\*** Welcome to this Brand New luxury duplex Villa! With 2,333 Sq Ft of living space the Villa is perfectly situated on a corner lot with a Walkout Basement and breathtaking views of the Natural Ravine and Pond, SW facing Backyard to capture the nice Sunset everyday. Featuring 9 feet high ceiling, Luxury Vinyl Plank flooring and quartz countertop finishes throughout the whole house. With a tankless water heater, and an energy-efficient dual-zone heating system, this home is designed for both comfort and efficiency. Step into the main floor, where an airy open-concept layout greets you. The spacious Dining Room offers ample space for large family gatherings and dinners. The Gourmet Kitchen is finished with quartz countertops and a gorgeous upgraded backsplash, a premium range hood fan, stainless steel appliances and features a large island with breakfast bar. The Living Room centers around an upgraded electric fireplace, creating a warm and inviting atmosphere. Step through the glass sliding doors onto the deck with a gas hookup, perfect for the barbecues while enjoying the scenic views of the Ravine. The Primary Bedroom showcases a stunning sunset view, a 4-piece ensuite featuring a double vanity and a walk-in closet completes the Primary Bedroom. The Mud Room includes a floor-to-ceiling closet and dedicated laundry space, adding both storage and convenience. A well-placed 2-piece Bathroom finishes off the main level. The fully finished Walkout Basement boasts a large Recreation Room, two well-sized Bedrooms, both with large windows that flood the space with natural light, and a 4-piece Bathroom. Enjoy the outdoors on the Deck and Patio, with landscaping and a sprinkler system scheduled for completion this summer. The attached oversized double garage offers ample storage

and includes a 220V outlet for EV charging. Condo fees cover landscaping, snow removal, and grounds maintenance, ensuring a low-maintenance lifestyle. Conveniently located near shopping, walking/bike paths, and other amenities, this home perfectly blends luxury and practicality