



SAGE VILLAGE

BY STREETSIDE



A WELL-ROUNDED LIFE

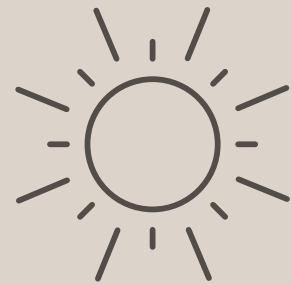
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YOUR VILLAGE IS HERE

Sage Village is grounded in the beauty of nature and uplifted by an abundant community. From morning to night, daily routines in Sage Creek are balanced with vast, natural landscapes and close, caring neighbours.



FROM MORNING



- LEG DAY AT THE GYM
- CHECK MAIL
- BREAKFAST CROISSANT AT EMPTY CUP

- ZOOM MEETING
- WALK DOG AT RON DUHAMEL
- A FRESH CUT AT TOMMY GUN'S



- PICK UP FRESH VEGGIES
- FEED NEIGHBOURS CAT
- CHEER FOR THE JETS IN THE LOUNGE

- DRINKS WITH FRIENDS
- FIND CONSTELLATIONS IN THE CLEAR NIGHT SKY
- PREP OVERNIGHT OATS

TO NIGHT

SAGE CREEK

EVERYTHING YOU NEED IN ONE PLACE.

TRAILS AND GREEN SPACE

1. Ron Duhamel Park
2. Mini Playgrounds
3. Dry Ponds
4. Seigneurie Park
5. Tallgrass Park
6. Warde Park
7. Sundog Park

SCHOOLS AND DAYCARE

8. École Sage Creek School
9. Island Lakes Community School
10. Shamrock School
11. Little Gems Daycare
12. Future DSFM School
13. Future LRSD School

SERVICES AND SHOPS

14. Sage Creek Medical Centre
15. Shoppers Drug Mart
16. Sage Creek Pharmacy
17. Orangetheory Fitness
18. 9Round Kickboxing Fitness
19. Supplement King
20. Tommy Gun's Original Barbershop
21. Shell
22. BMO Bank of Montreal
23. RBC Royal Bank
24. TD Canada Trust
25. Creek Village Dental
26. Sage Creek Animal Hospital
27. PetValu
28. Dollarama
29. Spire Physiotherapy
30. Sage Creek Massage Therapy
31. Madam's Nail Spa
32. La Salle Insurance
33. The Joint Cannabis Shop

RESTAURANTS AND GROCERY

34. Sobeys
35. Hiro Sushi
36. Block & Blade Restaurant and Bar
37. Bento Sushi
38. Edo Japan
39. Charito's Bakery & Pastry
40. Empty Cup
41. Tim Hortons
42. Banana Boat
43. Pizza Pizza
44. Subway
45. McDonald's
46. Za Pizza Bistro
47. Lucky Duck Chinese Restaurant
48. Opa of Greece Sage Creek



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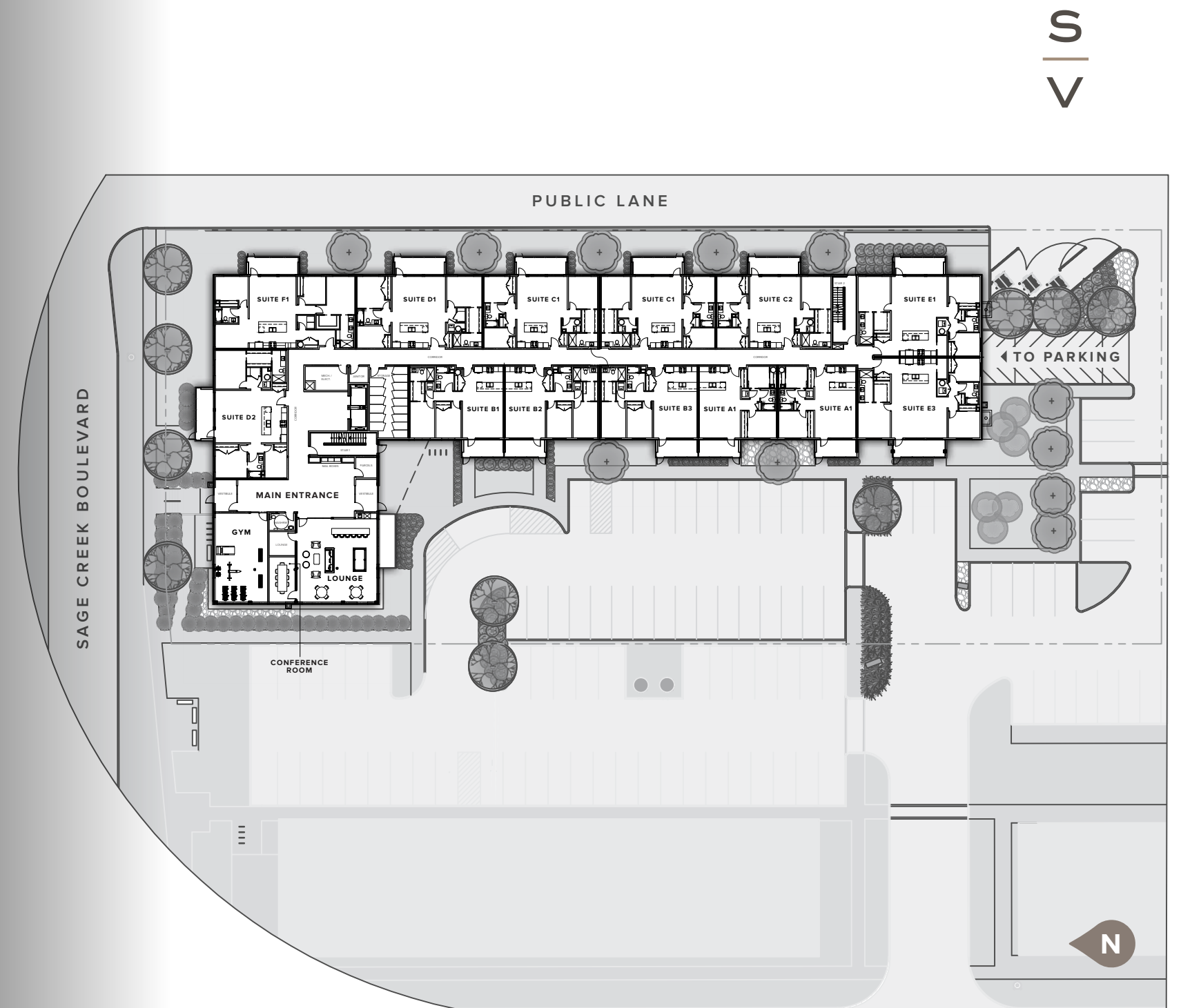
THE FIRST OF ITS KIND

With 5 storeys and 73 homes, Sage Village is the first to bring mid-rise condominiums to Sage Creek, trailblazing the path to a well-rounded, multi-generational community where life is lived in harmony.



THE ARRIVAL EXPERIENCE

As visitors step through the main entrance, they are welcomed by a spacious lobby that radiates a cozy and homey ambiance. From the lobby, you'll have seamless access to the amenity spaces, creating a dynamic setting for daily activities.



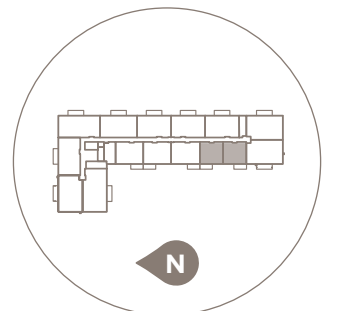
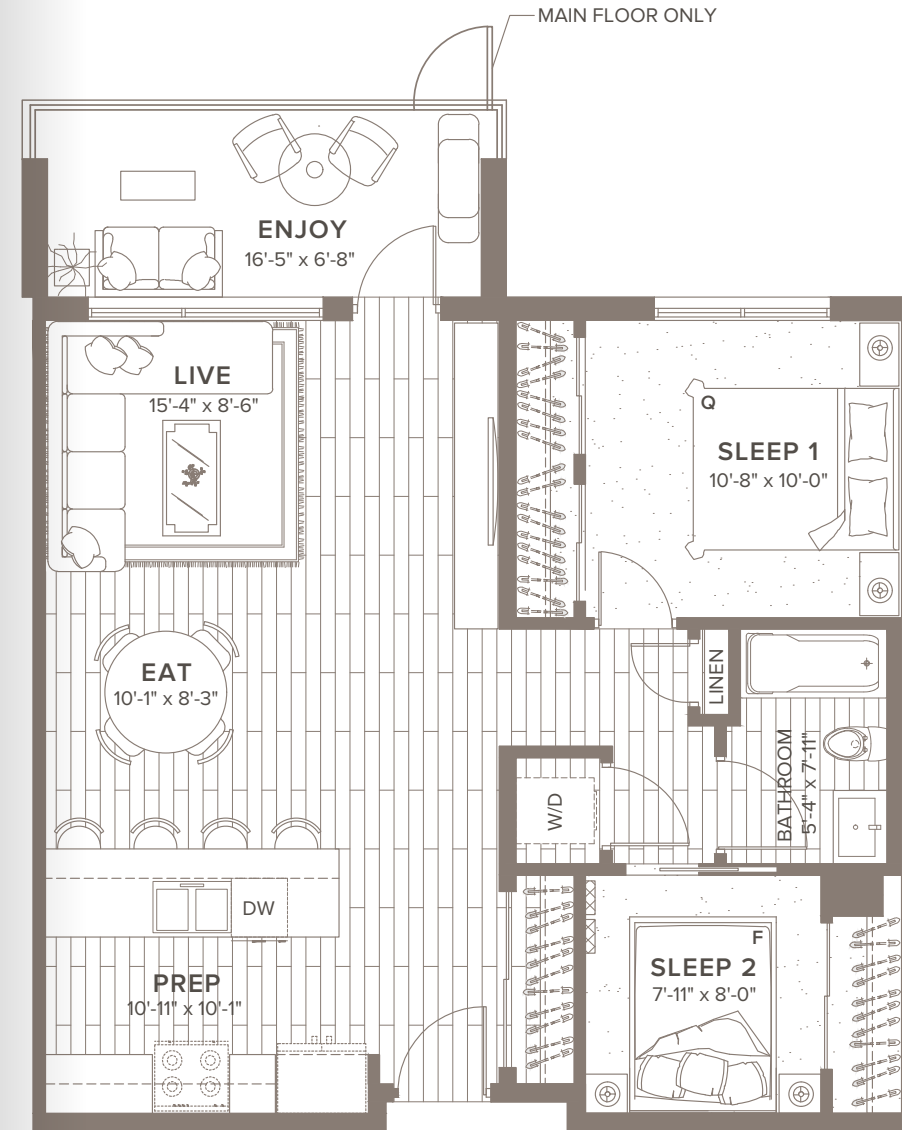


YOUR HUMBLE ABODE

Carefully crafted with ample windows, a stylish kitchen island and luxury vinyl plank flooring, these homes offer a modest yet modern backdrop that embraces both functionality and contemporary aesthetics.

MODEL A

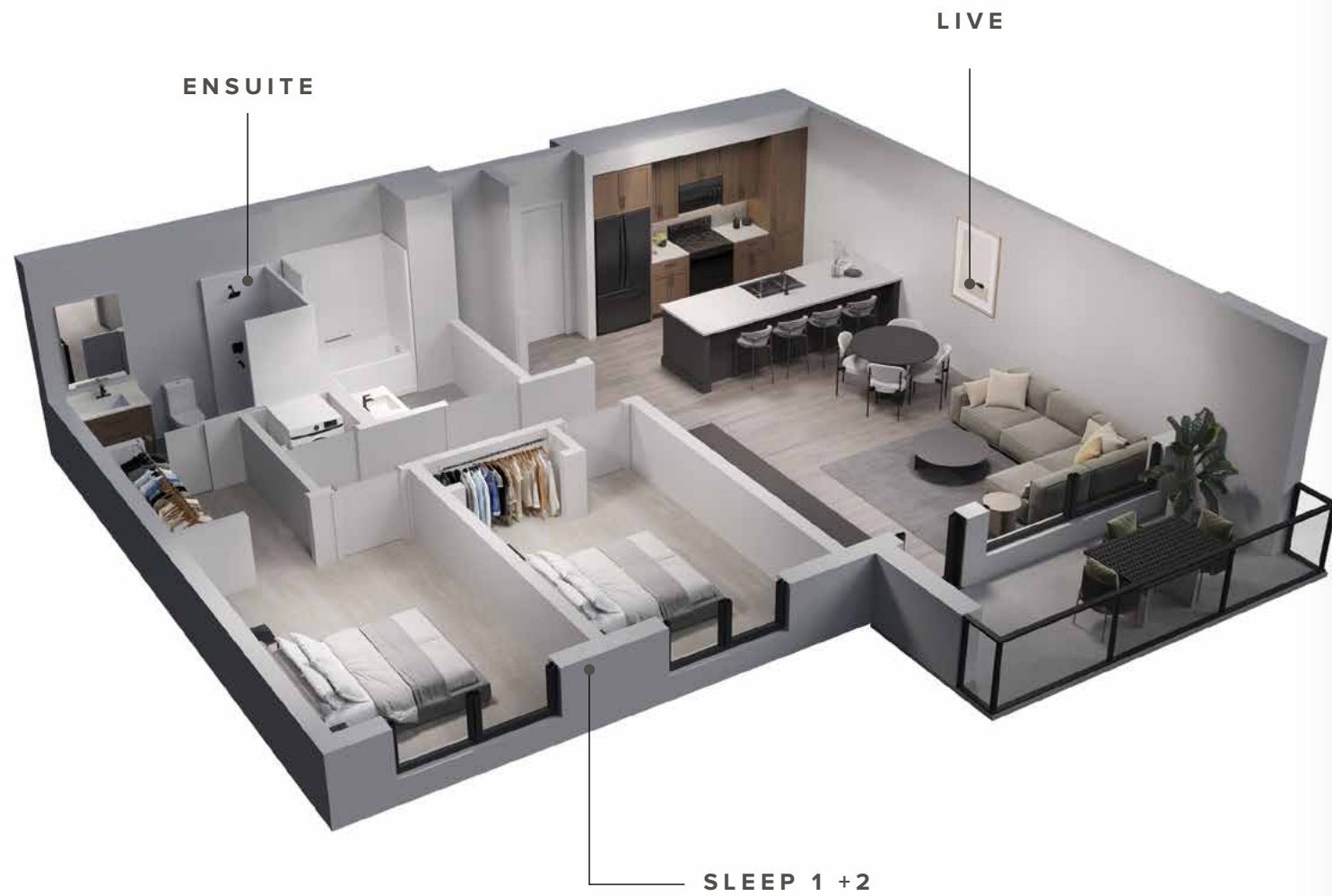
2 BEDROOM + BALCONY | 1 BATHROOM | 845 SF + 102 SF OUTDOOR SPACE



Units may vary and include optional upgrades. All size and specifications subject to change without notice. All renderings, floor plans & maps are artists' conceptions and for illustration purposes only. Speak with Sales Representative for further details. E&OE

MODEL B

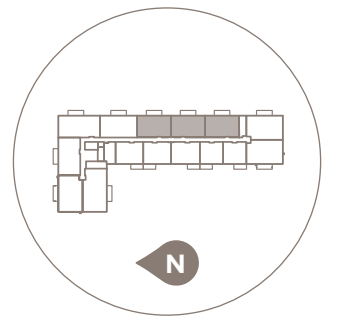
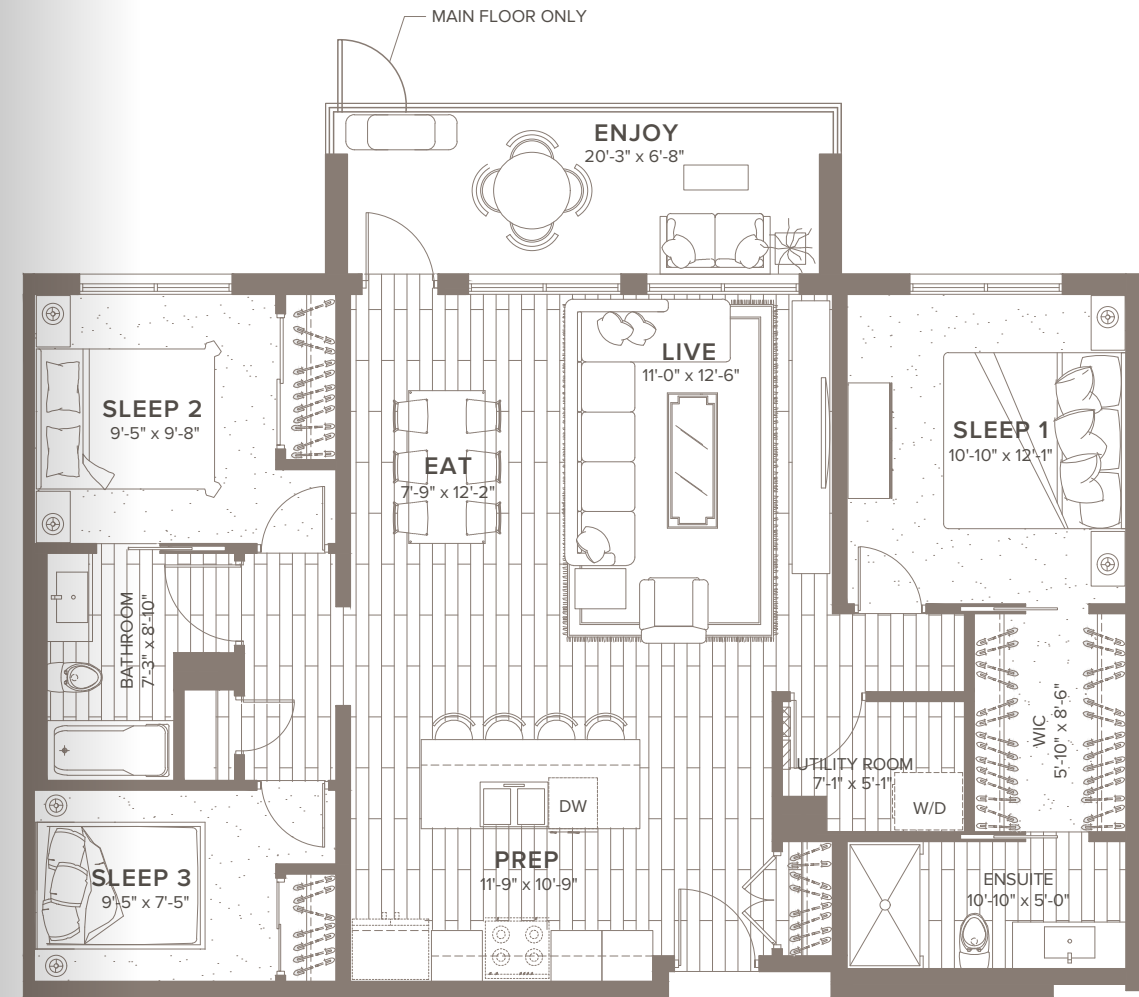
2 BEDROOM + BALCONY | 2 BATHROOMS | 1015 - 1052 SF + 102 SF OUTDOOR SPACE



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MODEL C

3 BEDROOM + BALCONY | 2 BATHROOM | 1240 SF + 128-136 SF OUTDOOR SPACE



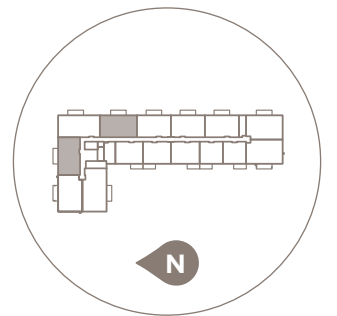
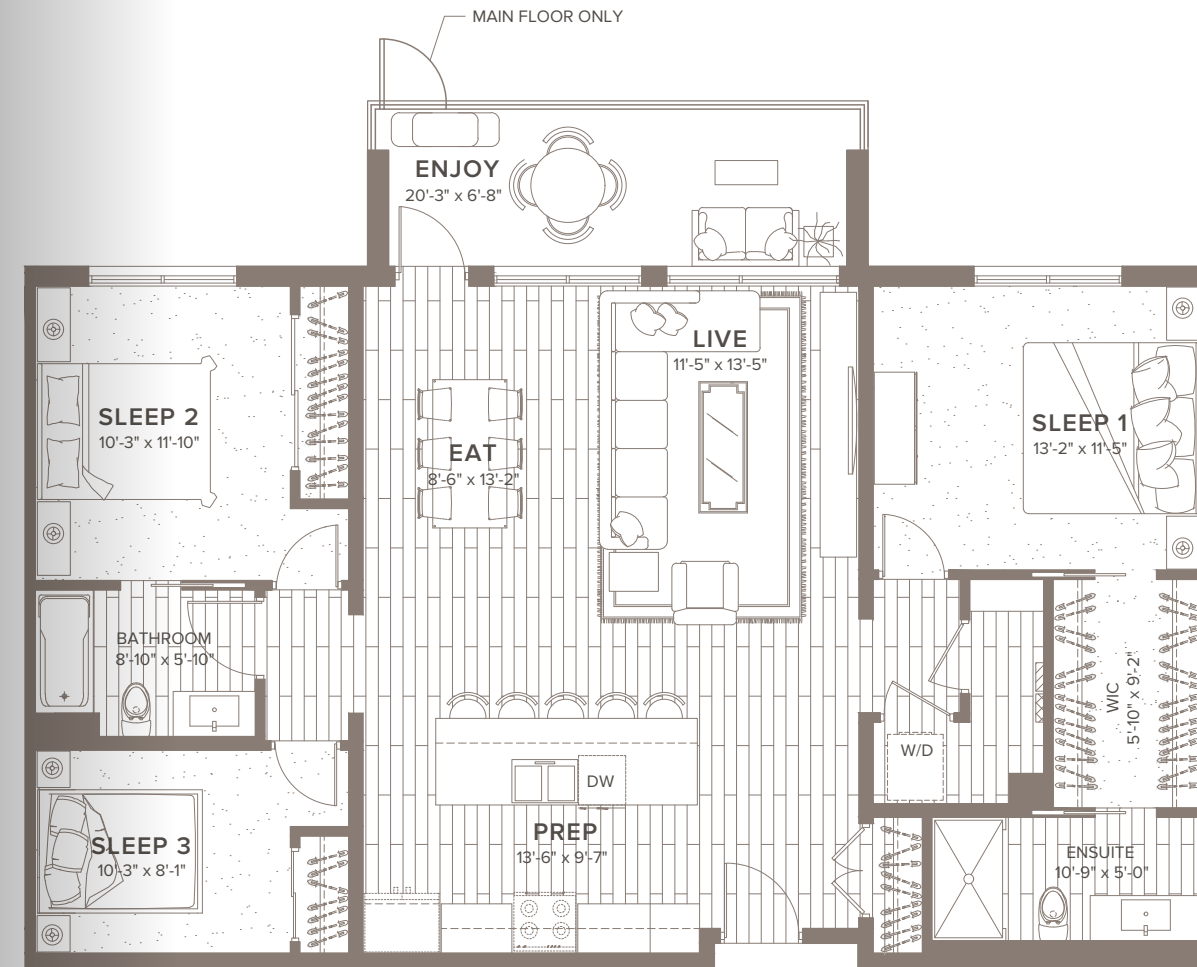
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MODEL D

3 BEDROOM + BALCONY | 2 BATHROOM | 1357 – 1385 SF + 128 SF OUTDOOR SPACE



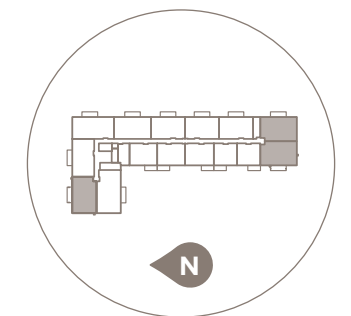
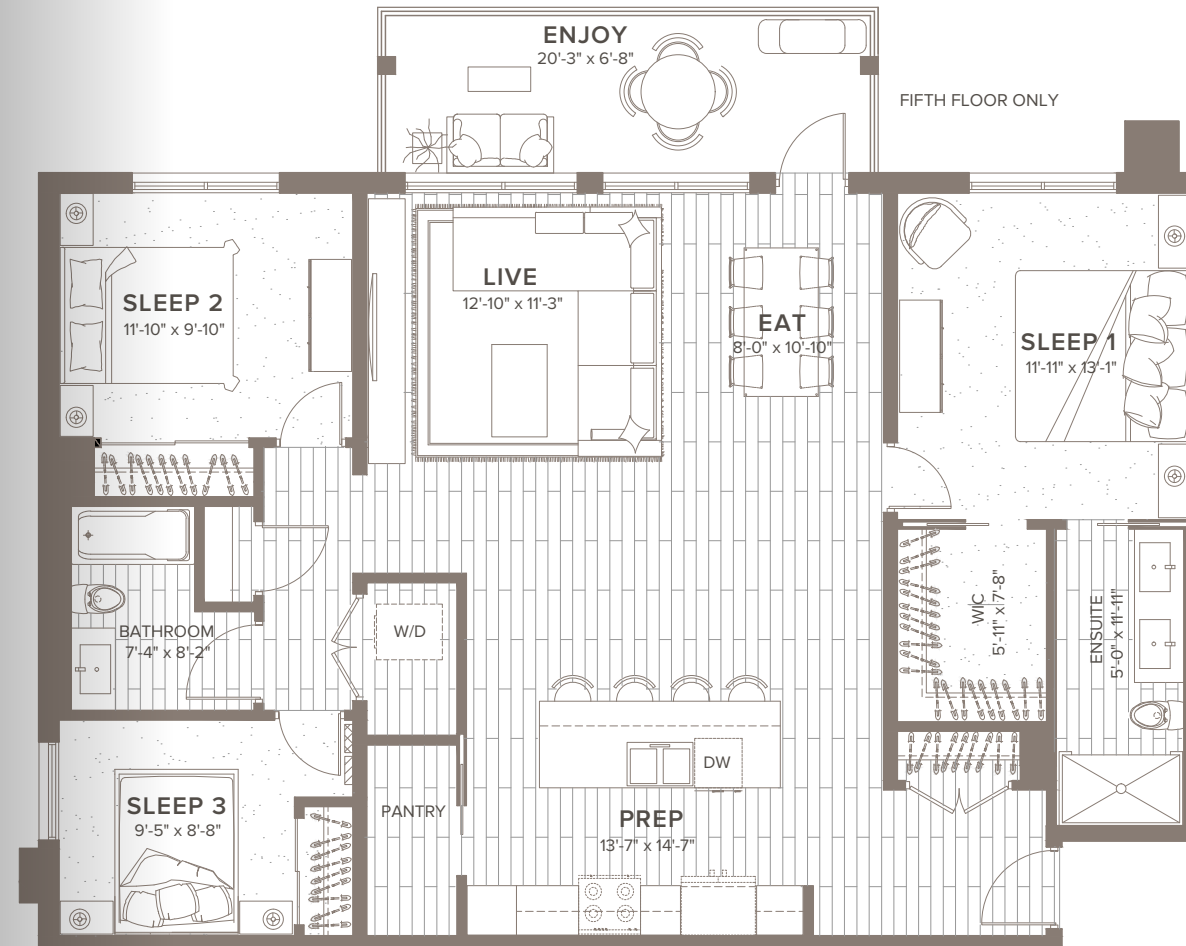
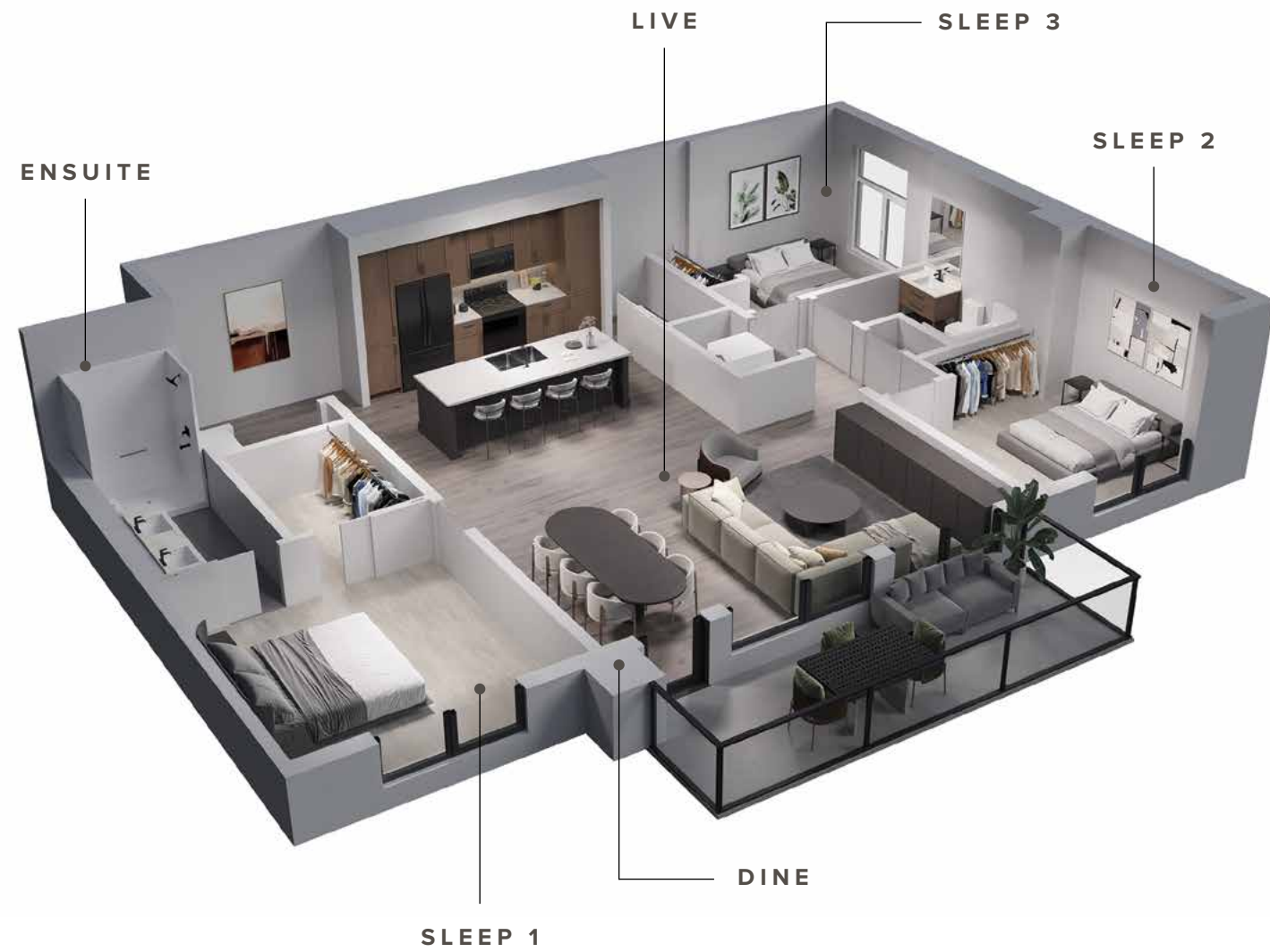
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MODEL E

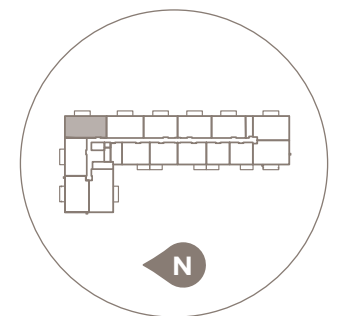
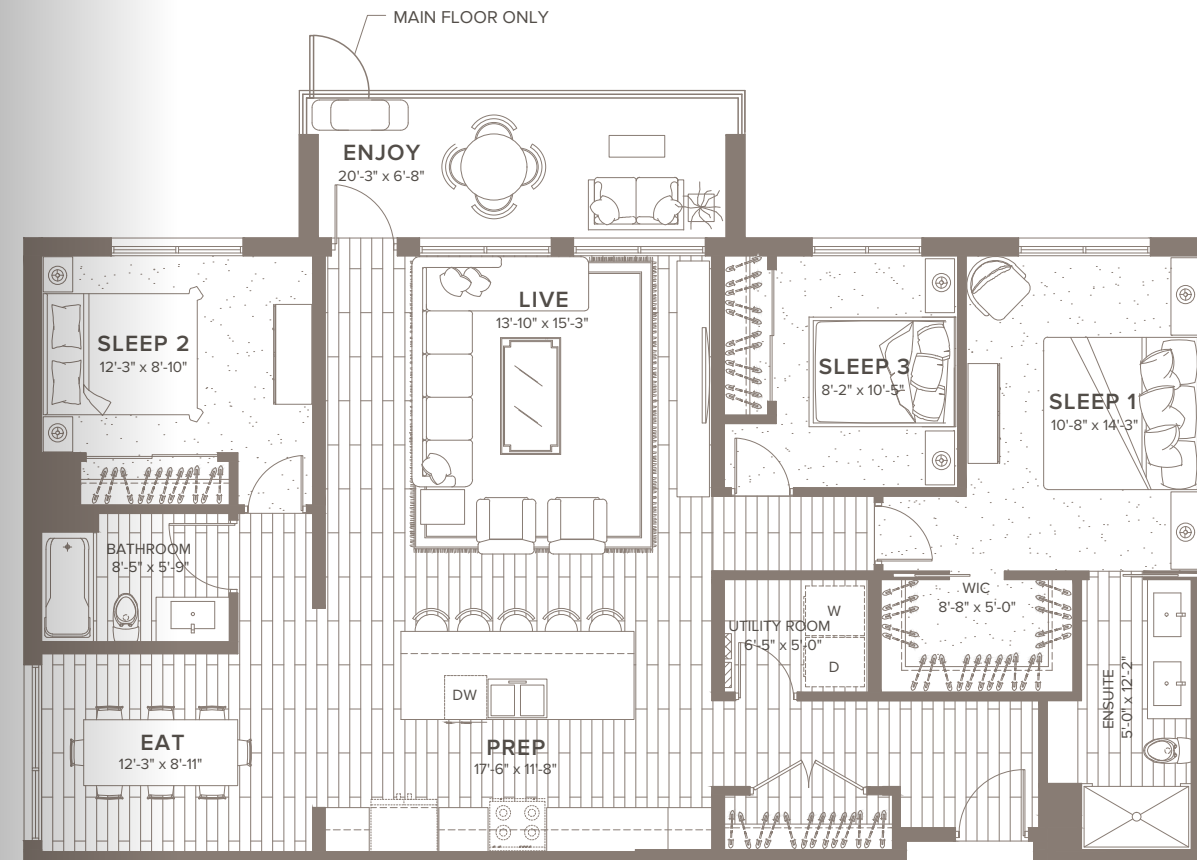
3 BEDROOM + BALCONY | 2 BATHROOM | 1455 SF + 134 SF OUTDOOR SPACE



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MODEL F

3 BEDROOM + BALCONY | 2 BATHROOM | 1525 SF + 134 SF OUTDOOR SPACE

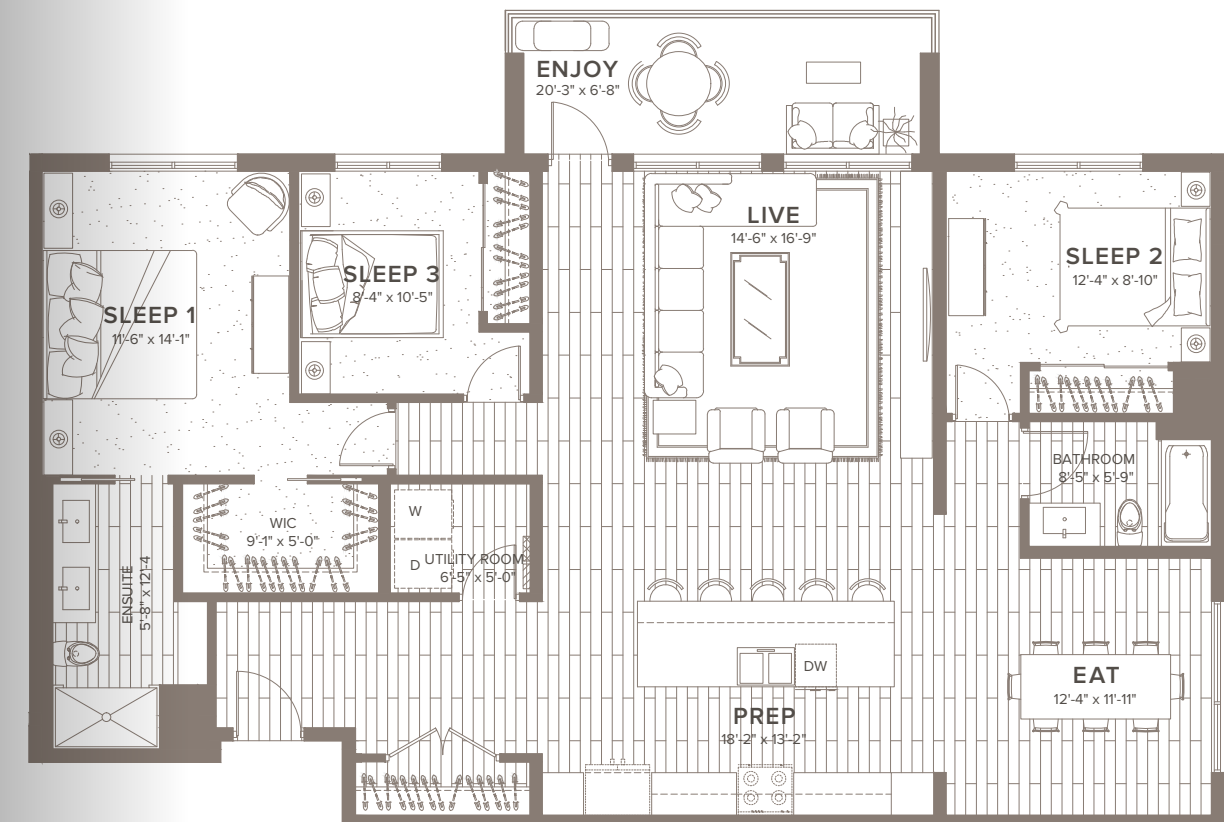


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MODEL G

3 BEDROOM + BALCONY | 2 BATHROOM | 1704 SF + 128 SF OUTDOOR SPACE

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FEATURES FOR DAYS

LUXURIOUS LIVING SPACES.

BUILDING

- Pet-friendly
- Access to the private lounge, meeting room and fitness studio
- Secure underground parking garage
- Relax on private balconies with modern aluminum and glass railings
- Bicycle parking available to both residents and visitors
- Enter the building and garage with ease using the key FOB
- Conveniently located near the Village Centre and various trails and walking paths
- 1-2-5-10 New Home Warranty

LIVING

- Airy 9' ceilings on all floors, with 10' ceilings on the 5th (top) floor
- Durable vinyl plank flooring in main living areas
- Plush carpet with extra padding below in bedrooms and walk-in closets
- Designer lighting package
- Energy-efficient triple pane windows
- Sleek matte black fixtures throughout
- Dulux LifeMaster Matte wall paint

KITCHEN

- Contemporary kitchen cabinetry designed by KitchenCraft, featuring soft-close hardware
- Quartz countertops throughout
- Double basin stainless steel undermount sink with single lever pull-out faucet in a matte black finish
- A 4-piece black stainless steel appliance package
- Undercabinet lighting

BATHROOM

- Contemporary vanities with quartz countertops and undermount sinks
- The main bathroom features a 1-piece tub, and the ensuite features a 1-piece shower
- Faucets and tub/shower fixtures by Moen in a matte black finish
- All doors have privacy locks for your convenience

MECHANICAL FEATURES

- Individually controlled central air conditioning and heating system
- Individual suite electricity meters
- In-suite smoke detector and water sprinkler system ensure safety



UNWIND & RECHARGE

Immerse yourself in the year-round pleasure of Sage Village's amenity space, where you can unwind with a tranquil evening yin practice or revel in the joy of Saturday morning get-togethers. Whether it's winter, spring, summer or fall, our meticulously designed social and active amenities offer a warm and inviting environment that elevates your overall well-being.

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BUILDING BETTER COMMUNITIES

Qualico® is now one of the largest fully integrated, privately-owned real estate companies in Western Canada. Since its inception in Winnipeg in 1951, the company's activities span the entire real estate spectrum and include residential land acquisition and development, single and multi-family home divisions, commercial and industrial development, property management and building supply and manufacturing divisions.

Fuelled by creativity and inspired by modern living, StreetSide brings Qualico's strength and expertise, customer commitment, and proven history of doing the right thing to our multi-family offerings in Winnipeg. As Winnipeg's leading condominium developer we've set ourselves apart over the past 3 decades with successful projects such as Place Joseph Royal, Ship Street Village, and Verve Tache, among many others. As a local builder with heart, we're here to make sure you get the home that you love. From the little things to the big things, we stick by your side.





SAGE VILLAGE: WHERE LIFE BEGINS

