

5404, 15 Sage Meadows Landing NW  
Calgary, Alberta

MLS # A2247403



## \$349,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 840 sq.ft.                         | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                     |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                   | <b>Condo Fee:</b> | \$ 376 |
| <b>Basement:</b>   | -                                                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Vinyl Siding, Wood Frame                                                   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |        |

**Inclusions:** Over the toilet Storage cabinet as shown in pictures.

: Right next to scenic trails, tranquil ponds, and lush parks&mdash;surrounded by nature&mdash;welcome to your stunning top-floor corner unit retreat in the heart of Sage Hill, NW Calgary! This bright and beautiful 2 BED, 2 BATH condo is a rare gem&mdash;featuring soaring 9 ft ceilings and extra windows that flood the space with natural sunlight all day long. From the moment you walk in, you'll love the spacious foyer that sets the tone for this stylish home. The gourmet kitchen is a chef&rsquo;s dream&mdash;equipped with sleek stainless steel appliances, granite countertops, and loads of prep space. The open-concept living and dining area is perfect for entertaining, leading you to a sun-soaked southwest-facing balcony complete with a gas line for epic BBQ nights and summer gatherings. Your spacious primary suite offers a private oasis with a walk-in closet and a full ensuite. A second bedroom and a full guest bathroom offer comfort and flexibility for guests, roommates, or a home office. Enjoy the convenience of in-suite laundry, underground heated parking, and secure storage&mdash;all wrapped into one incredible package. Situated in one of NW Calgary&rsquo;s most desirable communities, you're just minutes from Sage Hill Crossing, Beacon Hill Centre, Costco, and endless shops, cafes, and restaurants. Step outside and explore walking paths, parks, and all the natural beauty Sage Hill is known for. This is more than just a condo&mdash;it's a lifestyle. Don&rsquo;t miss your chance to own one of the most desirable units in the building!