

4416, 15 Sage Meadows Landing NW  
Calgary, Alberta

MLS # A2277265



**\$344,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	NONE		

3D VIRTUAL TOUR| TOP FLOOR UNIT WITH EXCELLENT VIEW| WALL MOUNT AIRCONDITIONER| UNDERGROUND TITLED PARKING| Welcome to this stylish developer spec condo in Sage Hill Park II, featuring the highly desirable Excellent plan by Brad Remington Homes. This thoughtfully designed 2-bedroom, 2-bathroom home offers the perfect blend of modern finishes and functional living. The bright open-concept layout is enhanced by 9-foot ceilings, durable vinyl comfort plank flooring, and air conditioning for year-round comfort. The chef-inspired kitchen boasts granite countertops, soft-close cabinetry, and a full stainless steel appliance package, including fridge, stove, built-in dishwasher, over-the-range microwave, and front-load washer and dryer. The primary bedroom provides a private retreat with a spacious ensuite, while both bedrooms feature plush carpeting for added comfort. Contemporary bathrooms are finished with stylish tile flooring. Additional highlights include titled underground parking, a dedicated storage unit, window coverings, and convenient in-suite laundry. Ideally located backing onto a scenic environmental green space and regional bike path, this condo is perfect for outdoor enthusiasts. Enjoy being steps from Sage Hill Crossing shopping and dining, minutes to Beacon Hill Centre with Costco, and quick access to Stoney Trail for effortless commuting. Offering modern comfort, style, and an unbeatable location, this home truly has it all.