6101, 15 Sage Meadows Landing NW
Calgary, Alberta

MLS # A2279071

$314,900

Division:	Sage Hill
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	795 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Stall, Underground
Lot Size:	-
Lot Feat:	Gazebo, Landscaped

Heating:	Baseboard	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 346
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV mounts, wine rack

Two Parking Spots | Two Bedrooms | Two Full Bath | Sunny End Unit | Highly upgraded home! Welcome Home, where luxury meets affordability, in Sage Hill Park II, situated next to a quiet natural reserve where you can take relaxing strolls & embrace nature! This is the home that will check every box on your list, and where you will fall in love! This home offers every upgrade possible that the builder was offering. This corner unit features 9 ft. ceilings, which brings in tons of natural sunlight, with extra windows + BRAND NEW zebra window coverings. New & upgraded lighting throughout the home truly makes this home come together perfectly! Your stunning kitchen offers every upgrade that was offered by the builder & will be yours to enjoy – some features include: full-height cabinets + an extra bank of cupboards that were added as upgrades, endless countertops, featuring stunning Quartz counter tops, eat-at kitchen island, which will draw everyone in to gather around when you are preparing delicious meals, while enjoying the upgraded SS appliances! The large living room gives you plenty of room & options to place your furniture! The Primary bedroom is truly an owner’s retreat! The large bedroom provides plenty of space. A MASSIVE double walk-thru closet with built-in’s leads to the ensuite bathroom, complete with an upgraded glassed-in shower, and upgraded medicine cabinets in both bathrooms! The second bedroom is ideally situated across from the other full bathroom and is located on the opposite side of the home, providing ultimate privacy for both bedrooms. A large front hall closet with upgraded built in storage offers plenty of space & features your stackable washer & dryer! Stay comfortable year-round, with Air Conditioning. The larger corner sunny WEST facing balcony offers plenty of space for your gas BBQ (gas line ready to go), & plenty of

outdoor furniture – making this truly a place to relax & enjoy during our warmer months. The balcony is completely closed in, with a gate making it easy to go for a walk or walk your dog (pet friendly complex, w/board approval - all sizes welcome). This home comes with the highly desirable TWO PARKING spots – one heated underground + 1 surface parking, located just around the corner from the entrance. The second parking spot ($20,000 value) is just another bonus of this highly upgraded home! If you only have one car, you can rent the second spot out for around $200 per month, as others are doing! A separate storage locker gives you that extra space for your items you don’t use everyday! You will feel secure in your new home, with a new fob & security system recently upgraded in the complex. Your LOW condo fees are only $345.87 per month & includes all your utilities except electricity, with a board that manages things exceptional well. Sage Hill is one community you never have to go far in. Within minutes there is everything you will ever need – grocery stores, Costco, Walmart, a new 24-hr Goodlife Fitness & restaurants!