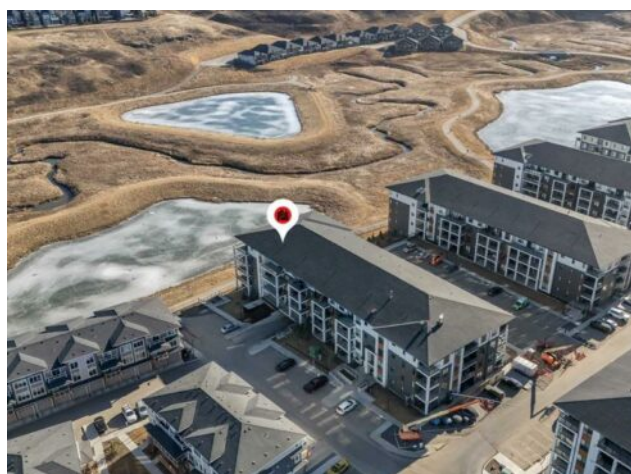


**4314, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2286636



\$319,999

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	781 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 353
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this stunning 2 BEDROOM, 2 FULL BATHROOM apartment located in the highly sought-after community of Sage Hill in Calgary — where MODERN LIVING meets NATURAL BEAUTY and everyday CONVENIENCE. This bright and stylish home features an OPEN-CONCEPT LAYOUT with soaring 9 FT CEILINGS and oversized WINDOWS that fill the space with NATURAL SUNLIGHT throughout the day. Designed for both comfort and functionality, the seamless flow between the kitchen, dining, and living areas creates the perfect setting for ENTERTAINING or relaxing at home. The GOURMET KITCHEN is a chef’s dream — complete with SLEEK STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, and ample PREP SPACE for cooking, hosting, and everyday living. The OPEN LIVING AND DINING AREA extends effortlessly to an OVERSIZED BALCONY featuring a GAS LINE, ideal for BBQ NIGHTS and SUMMER GATHERINGS with family and friends. Your SPACIOUS PRIMARY SUITE offers a PRIVATE RETREAT with a WALK-IN CLOSET and a FULL ENSUITE BATHROOM. A SECOND BEDROOM and additional FULL GUEST BATHROOM provide excellent flexibility for guests, roommates, or a HOME OFFICE setup. Enjoy the added comfort of IN-SUITE LAUNDRY, UNDERGROUND HEATED PARKING, and SECURE UNDERGROUND HEATED STORAGE — a true advantage for Calgary winters — giving you year-round convenience and peace of mind. Perfectly situated right next to SCENIC TRAILS, TRANQUIL PONDS, and LUSH PARKS, this location embraces the outdoor lifestyle Sage Hill is known for. You’re just minutes from Sage Hill Crossing, Beacon Hill Centre, Costco, plus endless SHOPS, CAFES, and RESTAURANTS — everything

you need right at your doorstep. This is more than just a CONDO — it's a LIFESTYLE. Don't miss your chance to own one of the most desirable units in the building, offering STYLE, COMFORT, and LOCATION all in one incredible package.