

4115, 15 Sage Meadows Landing NW  
Calgary, Alberta

MLS # A2201463



**\$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>     | 827 sq.ft.                            | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 2                                     | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Secured, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                     |               |                  |
| <b>Lot Feat:</b> | -                                     |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 384 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding  | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** All Window Coverings, Garburator

Stylish Developer Show Suite Condo in Sage Hill Park II &ndash; Charlie1 Plan by Brad Remington Homes. This 2-bedroom, 2-bathroom model in Sage Hill Park II offers a modern living space. The open-concept layout features 9-foot ceilings, hydrocork vinyl comfort plank flooring, and air conditioning for year-round comfort. The gourmet kitchen boasts granite countertops, soft-close cabinetry, and a full stainless steel appliance package, including a fridge, stove, built-in dishwasher, over-the-range microwave, and frontload washer and dryer. The primary bedroom includes a private ensuite, while both bedrooms are finished with plush carpet. Bathrooms feature tiled flooring, adding a sleek touch. Include a titled underground parking stall, an individual storage unit, window coverings, and in-suite laundry. Sage Hill Park II backs onto a beautiful environmental green space and regional bike path. Steps from shopping at Sage Hill Crossing and minutes to Beacon Hill Centre, featuring Costco and more. Enjoy nearby parks, pathways, and easy access to Stoney Trail for a quick commute. Everything you need is right at your doorstep!