



GRASSROOTS
REALTY GROUP

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**4313, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2218662



\$449,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,004 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: N/A

Enjoy sweeping 270-degree views of the picturesque Nose Creek Ravine from this exceptional corner unit. With a spacious 250 sq.ft. wraparound balcony, you'll experience total privacy paired with breathtaking natural scenery. Inside, the open-concept layout features 9-foot ceilings, two generously sized bedrooms, and two full bathrooms—making this one of the most sought-after floor plans in the building. The kitchen is designed to impress with quartz countertops, upgraded appliances including a premium range, an added island for extra prep space, and additional upper cabinetry. Convenient front-load laundry is tucked neatly just around the corner. Wake up to ravine views from the primary suite, which features a custom walk-through closet and a spa-inspired en-suite bath for your ultimate comfort. Additional highlights include: Two titled underground parking stalls, air conditioning, oversized storage unit, and designer window coverings throughout. Located in the heart of Sage Hill, you're just minutes from major shopping destinations including Sage Hill Crossing, Beacon Hill Centre, and Costco. Surrounded by parks, walking paths, and natural beauty, experience the perfect blend of comfort, convenience, and lifestyle. Don't miss this rare opportunity to own one of the best units in Sage Hill!