



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5106, 15 Sage Meadows Landing NW  
Calgary, Alberta**

**MLS # A2219859**



**\$359,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	734 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 338
<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 Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Window Coverings

Amazing value in North West Calgary with this Sage Hill Condo Built by Brad Remington Homes. Built in 2023 the Dakota 2 Plan offers 2-bedroom, 2-bathrooms with super rare 2 underground parking stalls! The condo offers modern living space with a full-sized walk-out patio with privacy glass and gate. The open-concept layout features 9-foot ceilings, oversized windows and patio door with roller shades, luxury vinyl plank flooring, and air conditioning for year-round comfort. The gourmet kitchen boasts quartz countertops, soft-close cabinetry, island, pantry and a full stainless steel appliance package, ceiling fans, appliances include a fridge, stove, built-in dishwasher, over-the-range microwave, premium front load washer, and dryer. The primary bedroom includes a private ensuite with deluxe shower. Included with the 2 titled underground parking stalls is an individual storage unit. Sage Hill Park II backs onto a beautiful environmental green space and regional walk & bike path. Steps from shopping at Sage Hill Crossing and minutes to Beacon Hill Centre, featuring Costco and more. Enjoy nearby parks, just steps to the ravine pathways, and easy access to Stoney Trail for a quick commute. Everything you need is right at your doorstep!