



GRASSROOTS
REALTY GROUP

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**6404, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2221599



\$383,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 377
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

Inclusions: pantry in kitchen, and TV and TV mount in living room

Spectacular Top Floor Corner Unit - Prepare to be Impressed! This stunning 2 bedroom, 2 bathroom condo offers luxurious living in the highly desirable Sage Hill Park II. Situated on the southwest corner, this bright and meticulously maintained unit is practically brand new (only 1.5 years old!) and loaded with quality builder upgrades. Step inside and be greeted by the elegance of luxury vinyl plank flooring that flows seamlessly throughout the open and airy layout. The heart of the home is the stunning kitchen, featuring upgraded stainless steel appliances, sleek quartz countertops, ample stylish cabinetry, and a large inviting island – perfect for entertaining. The kitchen effortlessly transitions into the sun-drenched living room, creating an ideal space for relaxation and gatherings. Retreat to the generously sized primary bedroom, complete with a well-organized walk-in closet and a private en-suite bathroom. The thoughtfully separated second bedroom is also a comfortable size and is conveniently located across the hall from the second full bathroom and a practical laundry closet. Enjoy outdoor living on your covered patio, equipped with a gas line for effortless BBQ-ing, and bathed in warm afternoon sunlight. Stay comfortable year-round with air conditioning in the summer and the convenience of titled underground parking in the winter. Added bonus: an extra storage locker for your extra belongings. Beyond the exceptional features of the unit, this complex boasts a prime location that backs onto a picturesque pond and endless walking trails – perfect for enjoying the outdoors. You'll also appreciate the close proximity to a variety of shopping and dining options, public transit, major roadways, and much more! Don't miss the opportunity to make this exceptional condo your own. Call your favourite realtor to book a showing today. You won't be disappointed!

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