



GRASSROOTS
REALTY GROUP

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**5413, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2230448



\$425,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,016 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 446
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Wall Mounts (x2)

Welcome to this stunning top-floor, corner-unit condo in Sage Hill, offering 2 bedrooms, 2 full bathrooms, and over 1,000 sq ft of stylish, open-concept living. Enjoy unobstructed views of the nature reserve from your east and south-facing wrap-around balcony, perfect for soaking up morning and afternoon sun while watching local wildlife from your own living room. Built in 2023, this unit features quartz countertops, stainless steel appliances, luxury vinyl plank flooring throughout, central A/C, in-suite laundry, and a spacious layout designed for both comfort and privacy. The primary bedroom easily fits a king-size bed and includes a walk-in closet and private ensuite, while the second bedroom is conveniently located near the second full bath — ideal for guests or roommates. You’ll also love the titled underground parking, assigned storage, and quick access to Stoney Trail, shopping, and local amenities. Located in a quiet, well-maintained building, this home combines modern living with serene surroundings. A rare find — book your showing today!