



GRASSROOTS
REALTY GROUP

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**5415, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2247361



\$384,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 377
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Experience modern top-floor living with breathtaking nature views in Sage Hill Park II! Built in 2023, this immaculate 2-bedroom, 2-bath condo blends style, comfort, and functionality in one perfect package. Step into a bright, open-concept layout with thoughtful upgrades — from sleek quartz countertops, stylish backsplash, to premium plumbing fixtures. The chef-inspired kitchen showcases a functional island, stainless steel appliances, a range hood, and a built-in microwave, making it the true heart of the home. The inviting living room flows seamlessly onto a sunny, south-facing balcony overlooking the protected nature reserve — a peaceful backdrop for morning coffee or evening barbecues with your built-in BBQ gas line. Both bedrooms offer walk-in closets and ensuite bathrooms. The primary features dual vanities for added luxury, while the second bedroom's cheater-ensuite doubles as a guest bath for convenience. Enjoy the ease of titled underground parking, a secure assigned storage locker, and the peace of mind that comes with nearly-new construction. Whether you're seeking a stylish first home, a downsizer's retreat, or a smart investment, this condo delivers unmatched views, thoughtful upgrades, and a lifestyle you'll love.