



GRASSROOTS
REALTY GROUP

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

6101, 15 Sage Meadows Landing NW
Calgary, Alberta

MLS # A2265134



\$374,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

2 Parking Spots | 2 Bed + 2 Full Bath | Stunning upgraded Kitchen | Bright & Sunny Corner Unit | Welcome Home, where luxury meets affordability, in Sage Hill Park II, situated next to a quiet natural reserve where you can take relaxing strolls & embrace nature! Soaring 9 ft ceilings welcome you & when combined with one of the largest floor plans – this home will be the perfect fit! Whether you have a room mate, a child or need a home office – this home is perfectly designed. Both bedrooms are at opposite ends of the home, providing privacy for both bedrooms. Luxury vinyl plank gives you the feeling of comfort, yet style! This corner unit offers plenty of natural sunlight, with extra windows + BRAND NEW zebra window coverings. New & upgraded lighting throughout the home makes this home pop! Your stunning kitchen offers every upgrade that was offered by the builder & will be yours to enjoy! The home features full-height cabinets + an extra bank of cupboards that were added as upgrades. You also have endless countertops, featuring stunning Quartz counter tops including an eat-at kitchen island, which will draw everyone in to gather around when you are preparing delicious meals! The large living room gives you plenty of room & options to place your furniture! The Primary bedroom is truly an owner's retreat! The large bedroom provides plenty of space. A MASSIVE double walk-thru closet with built-in's leads to the ensuite bathroom, complete with an upgraded glassed-in shower. While it's seems completely practical, the current owner chose nearly every upgrade possible – which included adding in medicine cabinets to both bathroom. The second bedroom is ideally situated across from the other full bathroom. A large front hall closet with upgraded built in storage offers plenty of space & features your stackable

washer & dryer! Stay comfortable year-round, with Air Conditioning in this home. The larger corner sunny WEST facing balcony offers plenty of space for your gas BBQ (gas line ready to go), & plenty of outdoor furniture – making this truly a place to relax & enjoy during our warmer months. The balcony is completely closed in, with a gate making it easy to go for a walk or walk your dog (pet friendly complex, w/board approval - all sizes welcome). This home comes with the highly desirable TWO PARKING spots – one heated underground + 1 surface parking, located just around the corner from the entrance. A separate storage locker gives you that extra space for your items you don't use everyday! You will feel secure in your new home, with a new fob & security system recently upgraded in the complex. Your low condo fees only \$345.87 per month includes all your utilities except electricity & internet / TV, with a board that manages things exceptional well. Sage Hill is one community you never have to go far in. Within minutes there is everything you will ever need – grocery stores, Costco, Walmart, a brand new 24-hr Goodlife Fitness, restaurants, pubs, coffee shops & more!