



GRASSROOTS
REALTY GROUP

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4103, 15 Sage Meadows Landing NW
Calgary, Alberta

MLS # A2281052



\$299,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	655 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: n/a

Modern Comfort & a Prime Location. Discover this stylish two bedroom condo in the heart of Sage Hill, designed for both comfort and convenience. The open-concept layout welcomes you with a spacious foyer that flows seamlessly into the kitchen, living area, and the private west facing balcony, ideal for entertaining or relaxing at home. Enjoy a bright, neutral color palette, durable vinyl plank flooring, air conditioning, luxurious quartz counter tops and stainless-steel appliances. The unit features 9 foot ceilings, in-suite laundry with a washer and dryer for added convenience. The primary bedroom boasts a custom walk-in closet and private access to a four-piece bathroom, the 2nd Bedroom off the entry could also be used as a home office or exercise room to suit your needs. Step outside to scenic green spaces and walking/biking paths, bringing nature close to home. Shopping and dining are minutes away at Sage Hill Crossing, with quick access to Beacon Hill Centre and Costco. Commuting is simple with nearby Stoney Trail, connecting you to the entire city. Experience designer style, modern amenities, upscale finishes including Front load washer & dryer, upgraded light fixtures Quartz counter tops through out, Island kitchen plus full height kitchen cabinets and an unbeatable location—this home truly has it all.