



GRASSROOTS
REALTY GROUP

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

**6408, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2281515



\$329,900

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 656 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 307 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Composite Siding | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: N/A

This bright and sunny south-facing 656 sq.ft. (RMS) top floor condo offers a well designed 2 bed + 2 bath layout with an open concept living space filled with natural sunlight. Walking in you are greeted with the functional kitchen which features quartz countertops, full stainless steel appliance package and cabinets galore. The kitchen center leaves plenty of room for a proper dining room table to gather for a meal or view the balcony for an evening sunset. The spacious balcony is perfect for relaxing or entertaining and includes a BBQ gas line. The unit's 9-foot ceilings enhance the open concept, with bedrooms on each end of the layout providing privacy, perfect for roommates, or a WFH office. In suite laundry, a titled underground parking stall and a dedicated storage space are also included with this unit. The primary bedroom includes a functional walk-through closet and 3-piece ensuite including stand up shower. Sage Hill Park II backs directly onto ponds and beautiful green space with a scenic bike path. This unit offers a peaceful setting while remaining close to everything, steps to shopping and amenities located at Sage Hill Crossing, and just minutes to Sarcee Trail & Beacon Hill Centre. Easy access to Stoney Trail ensures a quick and convenient commute anywhere! Call your favourite realtor for a private showing today!