



GRASSROOTS
REALTY GROUP

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**5401, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2285696



\$325,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Are you looking for a bright, top floor home in a newer development with air conditioning? What about with a sunny SW covered balcony, steps to kms of pathways surrounding West Nose Creek? As a corner unit, sunlight flows through the home which is set back from the hall unlike most of the layouts in this development, and you can spend summer kicking back and BBQing in the sunshine. An original owner, this home was upgraded in several areas during initial construction. Enjoy no carpet with LVP throughout, which works well for a pet friendly place! The gorgeous kitchen is centered around the deluxe island and features stainless steel appliances, chess beveled backsplash, shaker style cabinets and 42-inch uppers, plus the 9 ft ceilings and over sink window assist to make this kitchen feel even larger. With upgraded quartz throughout the kitchen and bathrooms, also find additional drawers and built ins throughout. The large primary suite can accommodate a king sized bed with a customized walk-in closet that leads through to the ensuite. Here, the glass paneled shower also highlights the upgraded plumbing throughout. The second bedroom is across from the 4 piece bathroom, making this layout great for guests or even a roommate if so desired. The in suite laundry has been installed to maximize space in the storage room, and additional shelving with another electrical plug were added to ensure this was a great combination space your cleaning supplies and whichever cordless vacuum you chose to install. The titled parking spot is in the underground parkade and is close proximity to the assigned storage locker. This home is quick access to both Stoney Trail and 144th via Symons Valley, and the number of shops and amenities now in the Sage Valley area make this offering even sweeter. Will you spend your Saturday cruising out to the

Rocky Mountains, or to shop in the Shoppes at Sage Hill? Contact your trusted advisor for a private showing and get in before She Gon’!