



**5404, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2147007



\$384,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	841 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	City Lot, Street Lighting		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: n/a

TOP FLOOR | CORNER UNIT | 2 BED - 2 BATH | TITLED UNDERGROUND PARKING | WEST-FACING BALCONY | 2023 BUILT
 Imagine waking up each morning in your stunning top-floor, corner unit condo in the heart of Sage Hill, a community known for its safety and rich amenities. As you step into the spacious, sunlit living area, you're greeted by a modern design and charming ambiance, thanks to the condo's 2023 construction. Picture yourself preparing breakfast in the sleek kitchen, equipped with stainless steel appliances, and enjoying it on your west-facing balcony, bathed in natural light. With 2 bedrooms and 2 bathrooms, this home offers ample space for both relaxation and entertainment. The open layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere perfect for hosting friends and family. The convenience of in-unit laundry makes chores effortless, giving you more time to enjoy the finer things in life. After a long day, imagine retreating to your peaceful sanctuary, knowing you have no one above you and only one neighbor beside you. The south-facing balcony floods the unit with natural light, providing an ideal spot to relax and soak up the sun. Your titled underground parking space ensures your vehicle is always safe and protected. To add to the convenience of this property, there is also assigned storage as well as tons of visitor parking. The beautiful composite siding on the exterior adds to the home's aesthetic appeal, making every return home a delight. Living in Sage Hill means having parks, shopping, dining, and recreational facilities at your fingertips, enhancing your everyday life with convenience and fun. It is near T&T, Costco, and major roadways such as Symons Valley Road and Stoney Trail. This condo isn't just a home; it's a lifestyle. Don't miss the chance to make it yours. Contact us today to schedule

a viewing and start envisioning your future in this exceptional Sage Hill condo.