



**5405, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2154867



\$409,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	925 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 410
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

[TOP FLOOR , 3 BEDROOMS| 2 FULL WASHROOM| | AIR CONDITIONER| 1 HEATED UNDERGROUND TITLED PARKING| HUGE BALCONY| LOW CONDO FEE| Immaculate and Spacious 3-Bedroom Apartment| Welcome to your pristine new home! This spacious 3-bedroom apartment is in mint condition, offering a spotless living environment perfect for comfort and style. Featuring two full bathrooms with granite countertops and LVP flooring throughout the unit, this home is designed for ultimate convenience and elegance. The fully upgraded max & match cabinets kitchen is a chef's dream, boasting a kitchen island with granite countertops and top-of-the-line stainless steel appliances. Enjoy the convenience of in-unit laundry and stay cool with a wall-mounted air conditioner. The apartment also includes underground heated titled parking for your vehicle's security and comfort. With 9-foot high ceilings, every room feels even more spacious and airy, and the abundance of natural light creates a warm and inviting atmosphere. Step outside onto the huge balcony, perfect for summer BBQs with family and friends. Convenience is key with this prime location. Situated close to Creekside Shopping Center, Stoney Trail, and a wide range of amenities including Co-Op, Walmart, T&T, and Costco. The Calgary International Airport is less than 20 minutes away, making travel a breeze. Explore the nearby walking paths that wind around the area and the picturesque storm ponds, perfect for leisurely strolls and outdoor enjoyment. Subject to approval, an Owner shall be entitled to keep in a Unit a maximum of two (2) dogs, or two (2) cats, or one (1) dog and one (1) cat. Don't miss the chance to make this stunning apartment your new home! Schedule your viewing today and experience the perfect blend of luxury and convenience.