



**6013, 15 Sage Meadows Landing NW  
Calgary, Alberta**

**MLS # A2156816**



**\$445,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	953 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows		

**Inclusions:** shelving attached to walls, tv mounts

CORNER UNIT - BEST LOCATION in the building! ideally located in the vibrant Sage Hill community, with exquisitely designed living spaces, this incredible home features soaring 10-foot knock-down ceilings and an array of premium upgrades that combine style and functionality. As you enter, you're greeted by a beautifully appointed foyer with elegant vinyl plank flooring, upgraded lighting, and soothing contemporary color schemes that create an inviting atmosphere. The open-concept layout seamlessly connects the kitchen, dining, and living areas, making it perfect for hosting gatherings with friends and family. The kitchen is a chef's dream, boasting sleek white cabinetry with upgraded height, a chic tile backsplash, QUARTZ countertops, and state of the art Wi-Fi-compatible stainless-steel appliances. The expansive island offers ample storage and is perfect for meal prep or casual dining. The living room, bathed in natural light, opens onto a large outdoor patio through sliding doors, creating a seamless indoor-outdoor living experience. Situated in a PRIME LOCATION, this property backs directly onto a walking path with unobstructed views of the lush ravine. Start your day with the serene sounds of nature, enjoy your morning coffee on the spacious patio, or host outdoor gatherings with the privacy and beauty of natural surroundings. Designed with privacy in mind, the bedrooms are thoughtfully positioned on opposite ends of the unit. The primary bedroom serves as a true retreat, featuring a generous walk-through closet and an ensuite bath with a double vanity and stand-up shower. This residence also includes an upgraded air filtration system for enhanced indoor air quality and is one of ONLY 3 UNITS on this floor, ensuring a quiet and peaceful environment. The private hallway adds to the sense of seclusion and exclusivity.

Parking is effortless with 2 TITLED PARKING spaces and assigned underground storage conveniently located behind the parking stall. (2nd stall outdoors) Additionally, this unit offers the convenience of being on the same level as the parkade, eliminating the need for stairs or elevators. The ground floor location also provides private access via a spacious patio. Embrace the perfect blend of modern living and natural serenity in the prestigious Sage Hill community. This is a rare opportunity to own a truly exceptional property!