



**GRASSROOTS**  
REALTY GROUP

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**4013, 15 Sage Meadows Landing NW  
Calgary, Alberta**

**MLS # A2159127**



**\$450,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 440
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows		

**Inclusions:** N/A

Discover an exceptional opportunity to claim ownership of a stunning CORNER UNIT apartment nestled within the vibrant community of Sage Hill. This residence boasts over 1000 sq/ft of meticulously crafted living space, featuring lofty 10-FOOT ceilings and an array of premium upgrades. Enter through a welcoming foyer adorned with exquisite vinyl plank flooring, enhanced by upgraded lighting fixtures and contemporary colors. The seamless flow leads you into a spacious living area where the kitchen, dining, and entertainment spaces seamlessly connect, ideal for hosting gatherings with loved ones. The kitchen is a culinary enthusiast's dream, appointed with sleek white shaker cabinets, complemented by a stylish tile backsplash, QUARTZ countertops, and stainless-steel appliances. Ample storage is provided by lots of cabinets and expansive island, perfect for meal preparation. The living room is bathed in natural light by sliding doors that open onto an expansive outdoor patio, creating a seamless indoor-outdoor living experience. Situated in a PRIME LOCATION, this property backs onto lush greenspace with breathtaking views of the natural ravine. Imagine waking up to the tranquil sounds of nature and sipping your morning coffee on the massive patio, complete with a convenient gas line for effortless outdoor entertaining. Designed for optimal privacy, the bedrooms are strategically positioned on opposite ends of the property. The primary bedroom offers a retreat-like ambiance, featuring a spacious walk-through closet and an ensuite bath adorned with a double vanity and a stand-up shower. Bid farewell to parking concerns with the inclusion of not one, but 2 UNDERGROUND TITLED PARKING spaces. Ample storage ensures a clutter-free living environment, accommodating all your belongings with ease. This home also boasts a convenient perk: it shares a level

with the parkade, eliminating the need for stairs or elevators. Additionally, its ground-floor location grants private access via a spacious patio. The unit also boasts exceptionally high internet speeds, with a wide selection of providers to choose from. Experience the pinnacle of modern living seamlessly intertwined with the serenity of nature in the esteemed Sage Hill community. Don't let this rare opportunity pass you by.