



**6301, 15 Sage Meadows Landing NW  
Calgary, Alberta**

**MLS # A2167834**



**\$389,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	786 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	-	<b>LLD:</b>	31-25-1-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Air Conditioner, all kitchen appliances, washer/dryer.

Welcome to this beautiful contemporary CORNER unit in the desirable community of Sage Hill NW. This unit comes with 2 great-sized bedrooms and 2 bathrooms, titled underground parking and an assigned storage locker. This unit comes with 9-foot ceilings, quartz countertops, and luxury vinyl plank flooring THROUGHOUT. This unit comes with 4 Stainless steel appliances: over the range microwave, fridge, stove and a built-in dishwasher. Convenient in-suite washer/dryer and air conditioner. Hassle free living with Water, Heat, Natural Gas, Garbage/Recycling removal and common area maintenance covered in the condo fees. Sage Hill Park is located with easy access to Stoney and Deerfoot Trail via Symons Valley Road. All major services with shopping and restaurants are just minutes away! Not only that, but this building is also directly backing into a natural reserve!