



**4213, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2169567



\$479,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,002 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 440
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	Condo
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

Welcome to this outstanding 2 bedroom, 2 bathroom end unit with spectacular views in Sage Hill Park II, NW Calgary. The property is in Show-home condition. This single floor condo boasts a bright, open concept living area, perfect for relaxing and entertaining. The living room opens to a huge wrap-around deck with spectacular valley and pond views and dazzling nighttime lights. All the wow factors with everything upgraded - stainless steel appliances, quartz kitchen cupboards with large Island, vinyl plank flooring in main area, California walk-in closet and even upgraded master bath. The kitchen is well designed and comes with a generous dining area. One underground parking stall and one outdoor stall that is located right next to the entrance. The low Condo fees include heat, water/sewer, trash, professional management, snow removal, common area maintenance and exterior maintenance. Perfect location in Sage Hill with easy access to walking paths, parks, shopping and major roadways. Don't miss the opportunity to make this lovely unit your home.