



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

MLS # A2169567



\$415,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	1,002 sq.ft.	Age:	2022 (3 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:	\$ 455
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	Condo
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

PRICED TO SELL1 Outstanding corner unit, 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 an open concept living area with 9 foot ceilings and air conditioning for year-round comfort. 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 - gourmet kitchen with quartz countertops, soft close cabinets, stainless steel appliances including fridge, stove, dishwasher, microwave and a large Island. Vinyl plank flooring in main area, California walk-in closet and upgraded master bath with tiled flooring. The low Condo fees include heat, water/sewer, trash, professional management, snow removal, common area maintenance and exterior maintenance. Two well located, titled parking spots included, one underground and one outside. 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.