



**4411, 15 Sage Meadows Landing NW  
Calgary, Alberta**

**MLS # A2173933**



**\$450,000**

<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>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** Light Fixtures

TOP FLOOR CORNER UNIT | TWO TITLED PARKING SPOTS | DIRECT VIEWS OF THE PONDS AND THE VALLEY | AIR CONDITIONED | SHOWHOME CONDITION Opportunities like this are rare&mdash;don't miss your chance to own a top-floor, corner unit in Sage Hill Park II with some of the most breathtaking views of the valley and ponds! This stunning 2-bedroom, 2-bathroom condo boasts an ideal layout that offers enhanced privacy, with the living room thoughtfully separating the primary and secondary bedrooms. From your private balcony, take in the uninterrupted views of the serene ponds and rolling valley&mdash;perfect for relaxing after a long day. This home has been meticulously cared for by the original owners and features numerous upgrades throughout. Enjoy the added convenience of two titled parking spaces (one underground), additional storage, and air conditioning for those warm summer days. This location truly offers the best of Sage Hill, with walking access to scenic paths, parks, and the popular Sage Hill shopping area. Plus, affordable condo fees cover essentials like heat, water, sewer, professional management, snow removal, and common area maintenance, ensuring you enjoy a worry-free lifestyle. Experience one of the most exceptional units in the complex with arguably the best views in the area. Make this lovely home yours before it's gone!