



GRASSROOTS
REALTY GROUP

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**5404, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2186097



\$379,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	843 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Top Floor | Corner Unit | South/West Facing Balcony | 2 Bedrooms | 2 Bathrooms | Open Floor Plan | 9Ft Ceilings | Granite Countertops | LVP Flooring | Stainless Steel Appliances | Stacked In-Unit Laundry | Titled Underground Parking Stall | Secure Building | Pristine Neighbourhood | Surrounded by Ponds & Walking Paths. Welcome to this stunning top level 2 bed, 2 bath condo boasting 843SqFt. Open the front door to a long foyer where you'll find the stacked laundry behind closet doors not to take away any of your living space! The open floor plan kitchen, dining and living space makes this a great space to entertain friends and family. The kitchen is outfitted with black granite countertops, stainless steel appliances and ample cabinet space. The openness of this unit easily allows for a full sized dining table. The living room is spacious and comfortable! This condo is framed with large windows that allow bright natural light to fill the space. The living room has sliding glass doors that lead to the large South/West facing balcony with a built-in gas BBQ line! This condo has an ideal layout that offers enhanced privacy, with the living room thoughtfully separating the primary and secondary bedrooms. The primary bedroom is large with a walk-through closet and private 3pc ensuite bath. The second bedroom is also spacious and the across the hall is the main 4pc bath with a tub/shower combo. Included with this unit is a titled parking stall which is secured underground in the parkade which is an added benefit keeping your car cool in the summer and warm in the winter. Additional to the underground parking stall is an assigned underground storage locker. This building has secured entry with key fob access and a buzzer for guest entry. The location truly can't be beat; parks, walking paths, playgrounds and shopping are all steps outside the front doors! Hurry and book a showing at this

incredible unit today!