



**4312, 15 Sage Meadows Landing NW  
Calgary, Alberta**

**MLS # A2186558**



**\$324,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	660 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 291
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Location, location, location! This immaculately upgraded, large one-bedroom unit is located in one of the most desirable buildings. Designed with a modern open-concept, the living room flows into the kitchen and dining areas, creating a bright and functional space. The kitchen boasts an abundance of antique white cabinets, quartz countertops, and a versatile nook perfect for a computer station or small table. Stainless steel appliances and a large working island with an eating bar make it great for cooking and entertaining. The unit features vinyl plank flooring throughout, which contrasts beautifully with the light walls and cabinets. The spacious bedroom includes a large walk-through closet that connects to the four-piece bathroom. Both the bedroom and living room provide views overlooking the pond. The oversized deck is ideal for outdoor living, with ample space for patio furniture, a BBQ, and a gas outlet. Additional highlights include a full-size washer and dryer within the unit and heated underground parking with extra storage. This property is conveniently located near all amenities, including the Co-op, a variety of stores, restaurants, all within the the Beddington Shopping Center. Its proximity to major routes such as Beddington Trail, Stoney Trail, and Deerfoot Trail ensures easy access to all parts of the city. Don't miss out on this exceptional unit, offering incredible views, modern upgrades, and unbeatable value.