



**6404, 15 Sage Meadows Landing NW  
Calgary, Alberta**

**MLS # A2193987**



**\$404,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	833 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 366
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

**Inclusions:** window coverings, TV wall mount

You'll fall in love with this beautiful 2 bedroom, 2 bathroom, Top Floor, southwest corner unit in wonderful Sage Hill Park II. This one is dressed to impress! Loaded with many quality upgrades installed by the builder, and is only a year and a half old. It's in pristine condition, and shows like new (without the wait to build). Luxury vinyl plank runs throughout the bright and open plan. The kitchen is stunning! It boasts upgraded stainless steel appliances, quartz counters, ample cabinet space, a large island, and flows seamlessly to the bright living room. The primary bedroom is a great size, and is complete with a walk-in closet with organizers, and en-suite bathroom. The second bedroom has great separation, also a good size, and is across the hall from the other full bathroom and the laundry closet. Convenient! The covered patio is equipped with a gas line for your BBQ, and get lots of afternoon sun. Stay cool with air conditioning this summer, and keep your car warm and dry in the winter in the Titled underground parking. There is an extra storage locker as well. This complex is in a great location, and leads out to a pond and endless walking trails. Close to shopping and restaurants, transit, major roadways, and much more! Call your favourite realtor, and book a showing today. You'll be happy you did!