



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5315, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2205303



\$359,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 365
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None

Price reduced! Embrace modern living in this fully UPGRADED 2-bed + 2-bath condo in the vibrant community of Sage Hill! Over 830 sq.ft. Sunny and bright, move-in ready. Thoughtfully designed home features an open-concept layout with sleek LVP flooring, 9' ceilings, A/C unit for those hot summer days, and large windows that fill the space with natural light. A huge south-facing balcony off the living room with views of the green space. The contemporary kitchen boasts a big central island, quartz countertops, full-height cabinetry, upgraded SS appliances — perfect for cooking and entertaining. The primary bedroom is a true retreat, complete with a built-in closet and a spa-like ensuite featuring a double vanity and a glass shower. The second bedroom is equally well-appointed with its own ensuite bath, great for a guest room, home office or kid's bedroom. Enjoy the convenience of in-unit laundry. This unit also comes with 1 titled underground parking stall (#B55) and an assigned storage locker (#259) for added convenience. Ideally located, Sage Hill offers parks, shopping, dining and recreational facilities close by, with easy access to Creekside Shopping Center, Stoney Trail, Co-Op, Walmart, T&T, Costco, and scenic walking paths around a storm pond. Enjoy urban convenience and natural beauty — book your private showing today!