

**6307, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2156346



\$385,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	677 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Driveway, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully designed 2 bedroom, 2 bathroom apartment-style home in the heart of Sage Hill, a vibrant and family-friendly community known for its lush green spaces and modern conveniences. As you enter this unit you’ll find yourself immediately captivated by the open layout that seamlessly blends modern elegance with functionality and the beautiful luxurious vinyl plank (LVP) flooring that flows throughout. The kitchen is the heart of this home and features sleek quartz countertops, a spacious island with seating that is perfect for meal prep or casual dining, and stainless steel appliances. Imagine effortlessly hosting gatherings with friends and family between the kitchen and the inviting living room, where the 9-foot ceilings create an airy and expansive atmosphere. The living room is the perfect spot for a relaxing movie night, with plenty of space to unwind after a long day and has access to the large balcony. The master bedroom is a great size with a walk-in closet with built-ins and a 3-pc en-suite bathroom. The second bedroom is equally inviting, ideal for guests, a home office, or a cozy personal sanctuary. This unit also includes a second 4-pc bathroom, convenient in-suite laundry, as well as a storage locker and titled underground parking stall. Sage Hill is a community that truly has it all. Just steps away from your door, you’ll find a picturesque park and playground, perfect for weekend picnics or a leisurely afternoon stroll. The neighbourhood is also home to an array of shopping options, from boutique stores to large retail centers, making everyday errands a breeze. Whether you’re picking up groceries, dining out, or enjoying the local amenities, everything you need is within easy reach. This home is not just a place to live; it’s a lifestyle. With its modern upgrades, thoughtful design, and prime location, it offers the

perfect blend of comfort, convenience, and community. Don't miss the chance to make this stunning property your own and experience the best of what Sage Hill has to offer.