

**6102, 15 Sage Meadows Landing NW**  
**Calgary, Alberta**

**MLS # A2167648**



**\$334,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	656 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 298
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Discover this beautifully designed 2-bedroom, 1-bathroom apartment nestled in the desirable Sage Hill community, celebrated for its lovely parks, scenic trails, and modern amenities. As you step inside, you'll be greeted by an inviting open floor plan that skillfully merges style with practicality. The kitchen stands out with its elegant quartz countertops, a generous island perfect for meal prep and informal dining, and top-of-the-line stainless steel appliances. This layout promotes easy entertaining, flowing effortlessly into the cozy living room, which features soaring 9-foot ceilings that enhance the feeling of spaciousness. This area is ideal for unwinding, complete with direct access to the patio for outdoor relaxation. The master bedroom offers ample space, featuring a walk-in closet with built-in organizers and a luxurious 5-piece en-suite bathroom. The second bedroom is equally welcoming, making it perfect for guests, a home office, or a personal sanctuary. Additional conveniences include in-suite laundry, a designated storage locker, and one parking stall. Living in Sage Hill means enjoying a wealth of community amenities. Just a short walk away, you'll find a delightful park and playground, perfect for family outings and leisurely walks. The area is also home to a variety of shopping venues, from charming boutiques to larger retail options, making errands easy and convenient. Whether you're picking up groceries, dining out, or enjoying local attractions, everything you need is within reach. This apartment is more than just a place to live; it's a lifestyle. With its modern features, thoughtful layout, and prime location, it strikes the ideal balance between comfort, convenience, and community. Seize the opportunity to make this remarkable property your new home!