

**4213, 15 Sage Meadows Landing NW**  
**Calgary, Alberta**

**MLS # A2169567**



**\$479,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,002 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 440
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Condo
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** N/A

Welcome to this outstanding 2 bedroom, 2 bathroom end unit with spectacular views in Sage Hill Park II, NW Calgary. The property is in Show-home condition. This single floor condo boasts a bright, open concept living area, perfect for relaxing and entertaining. The living room opens to a huge wrap-around deck with spectacular valley and pond views and dazzling nighttime lights. All the wow factors with everything upgraded - stainless steel appliances, quartz kitchen cupboards with large Island, vinyl plank flooring in main area, California walk-in closet and even upgraded master bath. The kitchen is well designed and comes with a generous dining area. One underground parking stall and one outdoor stall that is located right next to the entrance. The low Condo fees include heat, water/sewer, trash, professional management, snow removal, common area maintenance and exterior maintenance. Perfect location in Sage Hill with easy access to walking paths, parks, shopping and major roadways. Don't miss the opportunity to make this lovely unit your home.