# CRAM

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## 5109, 15 Sage Meadows Landing NW Calgary, Alberta

#### MLS # A2217123



### \$328,000

| Division: | Sage Hill                          |        |                  |
|-----------|------------------------------------|--------|------------------|
| Туре:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 731 sq.ft.                         | Age:   | 2023 (2 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Heated Garage, Stall, Underground  |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |
|           | Water:                             | -      |                  |
|           | Sewer:                             | -      |                  |
|           | Condo Fee:                         | \$ 331 |                  |
|           | LLD:                               | -      |                  |
|           | Zoning:                            | M-2    |                  |

**Utilities:** 

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Inclusions: Kitchen Island

Forced Air

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Carpet, Vinyl Plank

Brick, Composite Siding

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

Exterior:

Welcome to this impressive two-bedroom, two-bathroom walk-out unit offering exceptional style and functionality. Enjoy the comfort of the open floor, plan soaring nine-foot ceilings, and a chef-inspired kitchen, and sleek stone countertops. Luxury vinyl plank flooring adds warmth and elegance throughout, while the primary suite boasts a beautiful ensuite. Step outside to your private, enclosed patio—perfect for relaxing or entertaining. This home includes a titled parking stall and a conveniently located storage unit. Situated in a premium location within the community, just steps from the natural reserve and scenic pathways. Sage Hill Park II – Encore is a pet-friendly development (with board approval) and located in the highly desirable Sage Hill neighbourhood—offering unmatched convenience, access to major roadways, and a wide range of nearby amenities. Don't miss this rare opportunity to own a beautifully designed home in a vibrant and growing community!