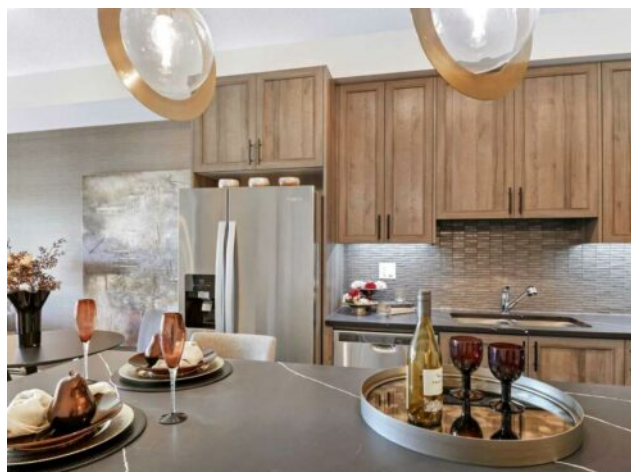


**4109, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2219678



\$354,959

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	731 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: All Window Coverings, Garburator

Brad Remington Show Suite Condo in Sage Hill Park II – Introducing the Dakota 2 Plan by Brad Remington Homes. This 2-bedroom, 2-bathroom model in Sage Hill Park II offers modern living space with a full sized walk-out patio for added convenience. The open-concept layout features 9-foot ceilings, oversized windows and patio door, luxury vinyl plank flooring, and air conditioning for year-round comfort. The gourmet kitchen boasts quartz countertops, soft-close cabinetry, and a full stainless steel appliance package, deluxe island, including a fridge, stove, built-in dishwasher, over-the-range microwave, washer, and dryer. The primary bedroom includes a private ensuite with deluxe shower. Bathrooms feature tiled flooring, adding a sleek touch. Included is a titled underground parking stall, an individual storage unit, window coverings, and in-suite laundry. Sage Hill Park II backs onto a beautiful environmental green space and regional bike path. Steps from shopping at Sage Hill Crossing and minutes to Beacon Hill Centre, featuring Costco and more. Enjoy nearby parks, just steps to the ravine pathways, and easy access to Stoney Trail for a quick commute. Everything you need is right at your doorstep!