

**4414, 15 Sage Meadows Landing NW  
Calgary, Alberta**

**MLS # A2239479**



**\$348,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	780 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	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>	\$ 354
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Track Lighting		

**Inclusions:** None

**\*\*\*\$32,000 PRICE IMPROVEMENT!!\*\*\*** Discover an exceptional opportunity to own this TOP FLOOR 2-bedroom, 2-bathroom condo located in the highly sought-after community of Sage Hill. Offering 780sqft of thoughtfully designed living space, this modern and stylish unit combines comfort, convenience, and contemporary flair. Step inside to find elegant vinyl flooring that flows seamlessly throughout the main living area and features a wall unit air conditioner to keep the space cool and comfortable on warm summer days. The sleek kitchen is equipped with stainless steel appliances, striking two-toned cabinetry, and quartz countertops, all designed to impress. The open-concept layout connects the kitchen to the dining and living areas—ideal for entertaining or relaxing at home. The spacious living room exudes a cozy ambiance and opens onto a massive balcony, perfect for outdoor lounging and taking in the peaceful surroundings. For optimal privacy, the two bedrooms are located on opposite sides of the living space. The primary suite features a private 4-piece ensuite, creating a tranquil retreat to unwind. The second bedroom includes a full closet and is conveniently located across from a well-appointed 4-piece cheater bathroom with a deep soaking tub. This unit’s location is truly unbeatable—nestled beside scenic walking paths and an environmental reserve, offering a serene connection to nature. Despite the peaceful setting, you’re just minutes from the shopping and amenities of Sage Hill and Evanston, with easy access to Stoney Trail for a quick commute. Enjoy the convenience of being only a five-minute drive to Beacon Hill, where you’ll find big box stores, Walmart, T&T Supermarket, and Costco. Experience the perfect blend of modern living, natural beauty, and urban

convenience&mdash;schedule your private viewing today!