

**4103, 15 Sage Meadows Landing NW
Calgary, Alberta**
MLS # A2281052

\$269,900



Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	655 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

Modern Comfort ; Prime Location Discover this stylish and Bright unit in the heart of Sage Hill, designed for both comfort and convenience. The open-concept layout welcomes you with a spacious foyer that flows seamlessly into the kitchen, living area, and a private West facing balcony ideal for entertaining or relaxing at home. Enjoy a bright, neutral color palette, durable vinyl plank flooring, and stainless-steel appliances. This unit features Large west facing windows flooding the living room and bedroom with natural light. The primary bedroom boasts a custom walk-in closet and private access to a four-piece bathroom, while the second bedroom off the entry is perfect for a home office or exercise room Step outside to scenic green spaces and walking/biking paths, bringing nature close to home. Shopping and dining are minutes away at Sage Hill Crossing, with quick access to Beacon Hill Centre and Costco. Commuting is simple with nearby Stoney Trail, connecting you to the entire city. Experience designer style, modern amenities, and upscale finishes , including a huge island , quartz counter tops through out, oversized full height kitchen cabinets , air conditioning, upgraded light fixtures , full size front load washer and dryer and an unbeatable location, this home truly has it all. Added bonus, the parking stall is Titled adding value to your unit. Located in front of the balcony for easy access. Stall number 15.