

**6413, 15 Sage Meadows Landing NW**  
**Calgary, Alberta**

**MLS # A2318214**



**\$459,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 448
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Floating shelves by workstation area, Keyless entry door lock

Modern, stylish, & aspirational, enjoy penthouse living in this TOP floor 953 sq ft, 2 bdrm+2 full bath CORNER unit that is one of the largest floorplans in the building while it showcases the most desirable view available. The open concept layout emphasizes great flow & max privacy by placing the 2 well sized bedrooms at opposite ends while the main living area is the focal point in the middle. No detail has been missed here with over \$35,000 of upgrades having been lavished on this home to elevate it even further. The premium fully enhanced kitchen is very well equipped with plenty of sleek full height cabinetry, full-size stainless steel appliances, specially selected backsplash, larger island (w/ room for stools on either side), LED undermounted lighting, & quartz countertops (also in the bathrooms). Nearby, the dedicated living & dining areas provides plenty of room to entertain & relax while offering the possibility to be re-configured to your own lifestyle. But the star of the show is undoubtedly just a sliding patio door away &ndash; the unobstructed panoramic view of the scenic natural reserve green space behind (w/ ponds & walkways) that changes throughout the day & the seasons. Continue enjoying this special feature from the comfort of both bedrooms that are designed to be similar to a dual master suite arrangement; each ready to pamper with walkthrough closets (w/ closet organizers) & personal access to their own full bathrooms (main bedroom has fancy 5-pc bath with glass shower/in-floor heating & 2nd bedroom has jack & jill access to the main living area). A vital flex space/workstation area & laundry closet completes the package. From the tall 9' ceilings, large windows, & chic colour palette to the thoughtfully selected lighting & fixtures/hardware, it all comes together presenting a sophisticated, yet comfortable ambiance. Important features include; luxury

vinyl plank & tile flooring throughout, wall mounted AC, BBQ gas line, a titled heated underground parking spot, separate storage locker (larger than some other units), & all window curtains already done. Beyond the home, enjoy the convenience of having multiple large shopping areas & many amenities nearby which includes Costco, Walmart, Co-op, T&T Supermarket, & much more. (Creekside, Sage Hill Crossing, & Beacon Hill). Together with quick access to Stoney Tr, Shaganappi Tr, & Country Hills Blvd makes this a great location. This type of condo rarely ever comes up, so view this lovingly owned & very quiet unit today!