

**4215, 15 Sage Meadows Landing NW**  
**Calgary, Alberta**

**MLS # A2323813**



**\$314,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	830 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** na

Stylish Condo in Sage Hill Park II &ndash; Charlie 1 Plan by Brad Remington Homes. This 2 BEDROOMS, 2 BATH model in Sage Hill Park II offers 2 TITLED PARKING STALLS with 2 PARKINGS ( Underground & outside stall ) and a modern living space. The open-concept layout features 9-foot ceilings, premium vinyl comfort plank flooring, and air conditioning for year-round comfort. The gourmet kitchen boasts granite countertops, soft-close cabinetry, and a full stainless steel appliance package, including a fridge, stove, built-in dishwasher, over-the-range microwave, and frontload washer and dryer. The primary bedroom includes a private ensuite, while both bedrooms are finished with plush carpet. Bathrooms feature tiled flooring, adding a sleek touch. Include 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, pathways, and easy access to Stoney Trail for a quick commute. Everything you need is right at your doorstep!