

6211, 15 SAGE MEADOWS Landing NW
Calgary, Alberta

MLS # A2349398



\$425,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,001 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 464
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Stunning Corner Unit With Very Extensive Upgrades and Sweeping Ravine & Pond Views. Welcome to the Ashley a premium 2bed/2bath unit in Sage Hill Park II. Among the largest units, scarcely lived in and with an abundance of enhancements, this home aims to please. Entering the gracious foyer one finds a thoughtfully designed floor plan, lofty ceilings and abundant window views. Luxury vinyl plank floors, pot lights and custom window coverings. The open concept effortlessly blends Kitchen dining and living room, so accommodating for hosting and day-to-day living. A gourmet's delight, the kitchen has extensive tall shaker motif cabinetry, quartz counters, undermount lighting, and upgraded S/SAppls. The deluxe island is great for meal prep, on the go dining or laptop station. Step out to the huge L-Shape wrap around deck, offering extra-width, sunshine and panoramic views! It's a one-of a kind scenic setting – pond, ravine, and pathways. Relax and light up the BBQ. The bedrooms are diagonally opposite giving that nice touch of privacy Retreat to the primary, with view, walk-in closet with shelving & drawers. Ensuite with deluxe shower, dual sinks & champagne bronze hardware. A/C, insuite laundry, titled UG stall and storage. Easy jaunt to Sage Hill shopping. Over \$30k in upgrades. Enjoy premium condo living in this luxurious unit nestled in natural paradise of parkland, ponds and pathways