

6407, 15 Sage Meadows Landing NW  
Calgary, Alberta

MLS # A2165699



## \$375,000

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	662 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 306
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage		
<b>Inclusions:</b>	N/A		

Welcome to #6407-15 Sage Meadows Landing. If you have been looking for an apartment that has it all, you have found it here. This apartment is a wonderfully designed 2 bed, 2 bathroom unit located in the vibrant community of Sage Hill. This apartment has been beautifully upgraded. You are welcomed in by beautiful luxury vinyl plank flooring, crisp white paint and lots of sun from your south facing balcony. The kitchen offers a deluxe island with quartz countertops, calcutta tile backsplash, stainless steel appliances and extended built in storage. The built in breakfast bar on the island is perfect for hosting casual dinners in, or for extra counter space for cooking. The living room is warm and inviting, with plenty of room to unwind after a long day. The balcony has plenty of room for a bistro set, or patio furniture for those summer nights. The primary bedroom is bright and spacious. It offers a walk-in closet, with built-ins and a 3 piece ensuite bathroom completed with quartz countertops, tile flooring and sharp finishes. The second bedroom is the perfect guest bedroom, office, den or flex space. The second 4 piece bathroom is equally inviting and also offers quartz countertops, a beautiful vanity and a full bathtub. Stay cool in the summertime with an A/C wall unit. Enjoy the convenience of top floor living and 2 titled parking stalls. One underground stall and one outdoor stall conveniently located close to the building. With easy access to Stoney Trail, amenities, parks, playgrounds and schools, this property is perfect for a first time home buyer or investor. Book your showing today!