ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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4405, 15 Sage Meadows Landing NW Calgary, Alberta

MLS # A2288631

$392,800

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	924 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	3	**Baths:**	2
Garage:	Garage Door Opener, Heated Garage, Off Street, Other, Parkade, Plug-In, Tit		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 448
Basement:	-	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: window blinds

Prepare to be impressed! This stunning 3 bedroom, 2 bathroom, top floor condo offers luxurious living in highly desirable Sage Hill Park II. Step inside and be greeted by soaring 9 ft ceilings and luxury vinyl plank flooring that flows seamlessly through the bright and open main area. The heart of the home is the stunning kitchen, featuring upgraded stainless steel appliances, sleek quartz countertops, ample stylish cabinetry, double pantry, and a large inviting island- perfect for entertaining! The kitchen effortlessly transitions into the sun drenched living room, creating an ideal space for relaxation and gatherings. The patio is nothing short of amazing, it's huge! Enjoy covered outdoor living with 265 ft2 of private space in sunny south exposure. Retreat to the generously sized primary bedroom, complete with a well organized walk-in closet, and private ensuite bathroom. The thoughtfully separated 2nd bedroom is also a great size, and has a walk through closet leading into the 2nd full bathroom. There is even a 3rd bedroom, lots of space for the whole family! Stay comfortable year round with air conditioning in the summer, and keep your car warm in the winter in the heated underground parking. This unit also comes with an additional outdoor parking stall, convenient! Added bonus of a separate storage locker for your extra and seasonal belongings. Beyond the exceptional features of the unit, this complex is in a prime location that sides onto a picturesque pond and endless walking trails- perfect for enjoying the outdoors. You'll also appreciate the close proximity to a variety of shopping and dining options, public transportation, major roadways, and much more! Don't miss the opportunity to make this exceptional condo your own. Call your favorite realtor to book a showing today, you won't be disappointed!

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