



GRASSROOTS
REALTY GROUP

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5216, 15 Sage Meadows Landing NW
Calgary, Alberta

MLS # A2328048



\$314,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	806 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

EXCELLENT LOCATION## FANTISTIC PRICE## LOW CONDO FEE## TWO BEDROOM PLUS TWO WASHROOM## UNDERGROUND HEATED TITLED PARKING##Welcome to Sage Hill Park II – Stylish Living by Brad Remington Homes Discover this beautifully maintained condo featuring the highly sought-after Excellent floor plan by Brad Remington Homes. Freshly painted prior to listing, professionally cleaned, and with carpets recently shampooed, this immaculate home is truly move-in ready. Modern zebra blinds throughout add a stylish and contemporary touch. This thoughtfully designed unit offers 2 spacious bedrooms and 2 full bathrooms, providing the perfect blend of comfort, functionality, and modern living. The bright open-concept layout is enhanced by 9-foot ceilings and durable luxury vinyl plank flooring, creating an inviting and spacious atmosphere. The chef-inspired kitchen is beautifully appointed with: • Elegant quartz countertops • Soft-close cabinetry • Upgraded stainless steel appliance package, including: o Refrigerator with ice and water dispenser o Electric stove o Built-in dishwasher o Over-the-range microwave o Front-load washer and dryer Premium Upgrades Include: • Upgraded stainless steel appliances • 42" upper kitchen cabinets • 96" Charlie pantry • Rough-in for future air conditioning installation • Deluxe shower in the ensuite • Luxury vinyl plank flooring throughout the kitchen, living area, and bathrooms The spacious primary bedroom serves as a private retreat, complete with a well-appointed ensuite bathroom. Both bedrooms feature plush carpeting for added warmth and comfort. Additional features include: • Titled underground parking stall • Dedicated storage unit • In-suite laundry • All window coverings included

Ideally located backing onto a beautiful environmental reserve and regional bike pathway, this home is perfect for nature enthusiasts and those who enjoy an active lifestyle. Enjoy unparalleled convenience with: • Walking distance to Sage Hill Crossing shopping, restaurants, and amenities • Minutes from Beacon Hill Centre, including Costco and major retailers • Quick and easy access to Stoney Trail, providing seamless connectivity throughout Calgary Combining modern finishes, exceptional comfort, and an unbeatable location, this move-in-ready condo presents an outstanding opportunity for first-time home buyers, downsizers, and investors alike. The list of upgrades (total upgrade value \$12,297.00) and builder marked floor plan are attached in the supplement for review in details. Don't miss your chance to own this exceptional home in one of NW Calgary's most desirable communities!