



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**4112, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2331775



\$300,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	662 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Former Brad Remington Homes show suite in Sage Hill Park II — a 1-bedroom, 1-bathroom Emerald plan condo in Sage Hill, Calgary, Alberta, backing onto pond and ravine green space. Built in 2022, this 662-square-foot unit features 9-foot ceilings, oversized windows, luxury vinyl plank flooring, central air conditioning, and custom drapery included. The kitchen offers quartz countertops, soft-close cabinetry, an island with seating, and a full stainless steel appliance package including fridge, stove, built-in dishwasher, and over-the-range microwave. The bathroom features dual vanities, a tub and shower combination, and tile flooring, and in-suite laundry adds a stacked washer and dryer. The balcony overlooks the pond and protected ravine, with direct sightlines over the green space rather than neighbouring buildings. A titled underground parking stall and separate underground storage locker are both included. Sage Hill Park II residents are steps from the ravine pathway system and regional bike path, a short walk to shopping and restaurants at Sage Hill Crossing, and minutes to Beacon Hill Centre with Costco. Quick access to Stoney Trail connects the community to the rest of Calgary. Move-in ready with parking, storage, air conditioning, and window coverings all in place — a turnkey opportunity in Sage Hill.