

**6105, 15 Sage Meadows Landing NW**  
**Calgary, Alberta**
**MLS # A2235812**

**\$406,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 423
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage		

**Inclusions:** Air Conditioning Unit

Best Lifestyle for Easy Living after a long day at work just come home to relax . Amazing home for the Savvy Investor or Professional work-from-home people who like to lock and leave. This Rare 3 - bedroom, 2 Bathroom condo offers the ideal blend of affordability and luxury. Stunning upgrades include: Full Height Cabinets in kitchen for extra storage - Massive Island with upgraded Quartz Counters and Pot/Pan Drawers- Air Conditioning, Stainless Steel Appliances - Insuite Laundry - HUGE Walkout Patio - Luxury Vinyl Plank Flooring throughout - Pot Lights give the whole space Extra Light - Custom Closet Organizers in Walk- In Closets - Extra Drawers in the Bathrooms - Enjoy your Morning coffee on your South Facing Deck - tons of room here. Ravine just a few steps away to get back to Nature. Perfect Location close to grocery stores, Restaurants and boutiques. For those who prefer to drive, you are only 8 minutes to Costco and endless other options. Rest Assured knowing secure heated underground parking awaits, ensuring your vehicle is safe day and night. You are minutes to Stoney Trail and Deerfoot for a quick ride North or South. Weekends are a delight with an array of outdoor activities within easy reach. Whether its hiking through Nose Hill Park, biking along Big Hill Springs, or heading to the mountains, adventure awaits just minutes away. Lots of Visitor Parking just outside your patio AND this Suite has a gate on the Patio so super convenient if you need to take your pet outside. Dont miss out on this rare opportunity to embrace comfort, Convenience, and style in one of Calgary's most sought-after locations. Schedule your visit today to see what this condo has to offer. Best to Hurry as this won't be on the market long.