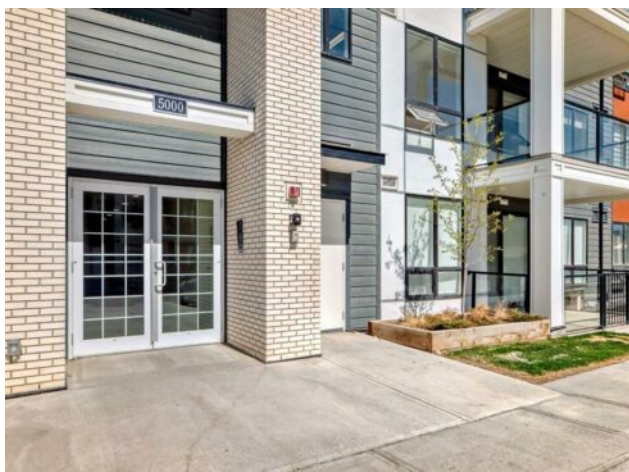


5109, 15 Sage Meadows Landing NW
Calgary, Alberta

MLS # A2217123



\$328,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	731 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 331
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Kitchen Island

Welcome to this impressive two-bedroom, two-bathroom walk-out unit offering exceptional style and functionality. Enjoy the comfort of the open floor, plan soaring nine-foot ceilings, and a chef-inspired kitchen, and sleek stone countertops. Luxury vinyl plank flooring adds warmth and elegance throughout, while the primary suite boasts a beautiful ensuite. Step outside to your private, enclosed patio—perfect for relaxing or entertaining. This home includes a titled parking stall and a conveniently located storage unit. Situated in a premium location within the community, just steps from the natural reserve and scenic pathways. Sage Hill Park II & Encore is a pet-friendly development (with board approval) and located in the highly desirable Sage Hill neighbourhood—offering unmatched convenience, access to major roadways, and a wide range of nearby amenities. Don't miss this rare opportunity to own a beautifully designed home in a vibrant and growing community!