

\$450,000 - 4013, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2159127

\$450,000

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Discover an exceptional opportunity to claim ownership of a stunning CORNER UNIT apartment nestled within the vibrant community of Sage Hill. This residence boasts over 1000 sq/ft of meticulously crafted living space, featuring lofty 10-FOOT ceilings and an array of premium upgrades. Enter through a welcoming foyer adorned with exquisite vinyl plank flooring, enhanced by upgraded lighting fixtures and contemporary colors. The seamless flow leads you into a spacious living area where the kitchen, dining, and entertainment spaces seamlessly connect, ideal for hosting gatherings with loved ones. The kitchen is a culinary enthusiast's dream, appointed with sleek white shaker cabinets, complemented by a stylish tile backsplash, QUARTZ countertops, and stainless-steel appliances. Ample storage is provided by lots of cabinets and expansive island, perfect for meal preparation. The living room is bathed in natural light by sliding doors that open onto an expansive outdoor patio, creating a seamless indoor-outdoor living experience. Situated in a PRIME LOCATION, this property backs onto lush greenspace with breathtaking views of the natural ravine. Imagine waking up to the tranquil sounds of nature and sipping your morning coffee on the massive patio, complete with a convenient gas line for effortless outdoor entertaining. Designed for optimal privacy, the bedrooms are strategically positioned on opposite ends of the property. The primary bedroom offers a retreat-like



ambiance, featuring a spacious walk-through closet and an ensuite bath adorned with a double vanity and a stand-up shower. Bid farewell to parking concerns with the inclusion of not one, but 2 UNDERGROUND TITLED PARKING spaces. Ample storage ensures a clutter-free living environment, accommodating all your belongings with ease. This home also boasts a convenient perk: it shares a level with the parkade, eliminating the need for stairs or elevators. Additionally, its ground-floor location grants private access via a spacious patio. The unit also boasts exceptionally high internet speeds, with a wide selection of providers to choose from. Experience the pinnacle of modern living seamlessly intertwined with the serenity of nature in the esteemed Sage Hill community. Don't let this rare opportunity pass you by.

Built in 2022

Essential Information

MLS® #	A2159127
Price	\$450,000
Sold Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	4013, 15 Sage Meadows Landing Nw
Subdivision	Sage Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1E5

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Secured, Titled, Underground

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 17th, 2024
Days on Market	26
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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