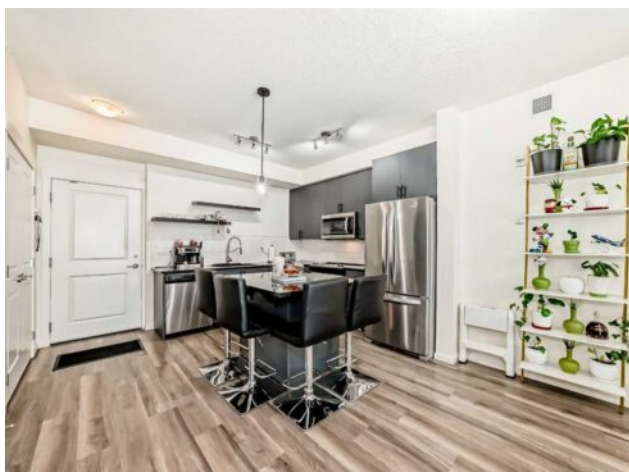


**5417, 15 Sage Meadows Landing NW**  
**Calgary, Alberta**

**MLS # A2192949**



**\$384,999**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 919 sq.ft.                         | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                   |                   |        |
|--------------------|-----------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                 | <b>Condo Fee:</b> | \$ 423 |
| <b>Basement:</b>   | -                                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Vinyl Siding, Wood Frame                                 | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

BEAUTIFUL TOP FLOOR, 3-BEDROOMS | 2 FULL BATHROOMS | 1 HEATED UNDERGROUND TITLED PARKING | LARGE BALCONY | Immaculate & Spacious 3-Bedroom Condo – A Must-See! Welcome to your new home! This top-floor 3-bedroom condo is in pristine condition, offering a spacious and modern living space perfect for comfort and style. Featuring two full bathrooms with granite countertops and stylish LVP flooring throughout, this home combines elegance with convenience. The fully upgraded kitchen boasts sleek grey cabinets, a central island with granite countertops, and high-end stainless steel appliances. For added convenience, enjoy in-suite laundry and one heated underground titled parking for both security and comfort. Additional rental stalls are available as well. With soaring 9-foot ceilings and an abundance of natural light, every room feels open and airy. Step out onto the oversized balcony, ideal for summer BBQs and relaxing with friends and family. Location is key with this prime property, situated close to Creekside Shopping Center, Stoney Trail, and a variety of amenities like Co-Op, Walmart, T&T, and Costco. Calgary International Airport is less than 20 minutes away, perfect for frequent travelers. Take advantage of the nearby walking paths and picturesque storm ponds, offering a peaceful outdoor escape. This pet-friendly condo (subject to approval) allows up to two dogs, two cats, or one of each. Don't miss out on this incredible opportunity to own a stunning top-floor condo in an unbeatable location! Schedule your viewing today and experience the perfect combination of luxury and convenience.