



# 15 Sage Meadows Landing Calgary Alberta

\$434,900

CORNER UNIT - BEST LOCATION in the building! ideally located in the vibrant Sage Hill community, with exquisitely designed living spaces, this incredible home features soaring 10-foot knock-down ceilings and an array of premium upgrades that combine style and functionality. As you enter, you're greeted by a beautifully appointed foyer with elegant vinyl plank flooring, upgraded lighting, and soothing contemporary color schemes that create an inviting atmosphere. The open-concept layout seamlessly connects the kitchen, dining, and living areas, making it perfect for hosting gatherings with friends and family. The kitchen is a chef's dream, boasting sleek white cabinetry with upgraded height, a chic tile backsplash, QUARTZ countertops, and state of the art Wi-Fi-compatible stainless-steel appliances. The expansive island offers ample storage and is perfect for meal prep or casual dining. The living room, bathed in natural light, opens onto a large outdoor patio through sliding doors, creating a seamless indoor-outdoor living experience. Situated in a PRIME LOCATION, this property backs directly onto a walking path with unobstructed views of the lush ravine. Start your day with the serene sounds of nature, enjoy your morning coffee on the spacious patio, or host outdoor gatherings with the privacy and beauty of natural surroundings. Designed with privacy in mind, the bedrooms are thoughtfully positioned on opposite ends of the unit. The primary bedroom serves as a true retreat, featuring a generous walk-through closet and an ensuite bath with a double vanity and stand-up shower. This residence also includes an upgraded air filtration system for enhanced indoor air quality and is one of ONLY 3 UNITS on this floor, ensuring a quiet and peaceful environment. The private hallway adds to the sense of seclusion and exclusivity. Parking is effortless with 2 TITLED PARKING s...

Primary Bedroom 11.83 Ft x 9.58 Ft  
 Other 5.17 Ft x 7.00 Ft  
 4pc Bathroom 10.42 Ft x 4.92 Ft  
 Bedroom 11.92 Ft x 9.50 Ft  
 Other 7.17 Ft x 4.92 Ft  
 4pc Bathroom 9.25 Ft x 4.92 Ft

Other 8.42 Ft x 5.25 Ft  
 Laundry room 3.58 Ft x 3.08 Ft  
 Kitchen 16.08 Ft x 8.50 Ft  
 Dining room 7.58 Ft x 14.25 Ft  
 Living room 12.25 Ft x 12.00 Ft  
 Pantry 4.42 Ft x 1.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.rosspavl.com/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca