

5109, 15 Sage Meadows Landing NW  
Calgary, Alberta

MLS # A2217123



**\$328,000**

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 331
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	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&ampmdashperfect 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 &mdash; Encore is a pet-friendly development (with board approval) and located in the highly desirable Sage Hill neighbourhood&ampmdashoffering unmatched convenience, access to major roadways, and a wide range of nearby amenities. Don&rsquo;t miss this rare opportunity to own a beautifully designed home in a vibrant and growing community!