

15 SAGE MEADOWS Landing #5404, Calgary T3P 1E5

MLS®#: **A2147007** Area: **Sage Hill** Listing Date: **07/05/24** List Price: **\$379,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

73
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Finished Floor Area
 Abv Sqft: **840**
 Low Sqft:
 Ttl Sqft: **840**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **City Lot,Street Lighting**
 Park Feat: **Parkade,Secured,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,Open Floorplan,Quartz Counters,See Remarks,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`10" x 7`7"	3pc Ensuite bath	Main	4`11" x 7`7"
Bedroom	Main	12`6" x 9`4"	Foyer	Main	17`1" x 7`11"
Kitchen	Main	14`5" x 15`9"	Living Room	Main	12`5" x 10`11"
Bedroom - Primary	Main	9`10" x 14`3"	Walk-In Closet	Main	7`0" x 6`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$366

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 2210610

Remarks

Pub Rmks: **TOP FLOOR | CORNER UNIT | 2 BED - 2 BATH | TITLED UNDERGROUND PARKING | WEST-FACING BALCONY | 2023 BUILT** Imagine waking up each morning in your stunning top-floor, corner unit condo in the heart of Sage Hill, a community known for its safety and rich amenities. As you step into the spacious, sunlit living area, you're greeted by a modern design and charming ambiance, thanks to the condo's 2023 construction. Picture yourself preparing breakfast in the sleek kitchen, equipped with stainless steel appliances, and enjoying it on your west-facing balcony, bathed in natural light. With 2 bedrooms and 2 bathrooms, this home offers ample space for both relaxation and entertainment. The open layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere perfect for hosting friends and family. The convenience of in-unit laundry makes chores effortless, giving you more time to enjoy the finer things in life. After a long day, imagine retreating to your peaceful sanctuary, knowing you have no one above you and only one neighbor beside you. The south-facing balcony floods the unit with natural light, providing an ideal spot to relax and soak up the sun. Your titled underground parking space ensures your vehicle is always safe and protected. To add to the convenience of this property, there is also assigned storage as well as tons of visitor parking. The beautiful composite siding on the exterior adds to the home's aesthetic appeal, making every return home a delight. Living in Sage Hill means having parks, shopping, dining, and recreational facilities at your fingertips, enhancing your everyday life with convenience and fun. It is near T&T, Costco, and major roadways such as Symons Valley Road and Stoney Trail. This condo isn't just a home; it's a lifestyle. Don't miss the chance to make it yours. Contact us today to schedule a viewing and start envisioning your future in this exceptional Sage Hill condo.

Inclusions: n/a
Property Listed By: Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





