



THE
A-TEAM

**RE/MAX
FIRST**

15 SAGE MEADOWS Landing #6307, Calgary T3P 1E5

MLS® #: **A2156346**

Area: **Sage Hill**

Listing Date: **08/26/24**

List Price: **\$385,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **677**

Low Sqft:

Ttl Sqft: **677**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

23

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Heated Driveway,Secured,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Garden**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`8" x 5`0"
Bedroom	Main	8`6" x 9`5"
Kitchen	Main	11`8" x 13`8"

Room	Level	Dimensions
3pc Ensuite bath	Main	8`7" x 7`0"
Dining Room	Main	10`6" x 12`7"
Bedroom - Primary	Main	9`10" x 10`5"

Legal/Tax/Financial

Condo Fee:
\$298

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **2210610**

Remarks

Pub Rmks: **Welcome to this beautifully designed 2 bedroom, 2 bathroom apartment-style home in the heart of Sage Hill, a vibrant and family-friendly community known for its lush green spaces and modern conveniences. As you enter this unit you'll find yourself immediately captivated by the open layout that seamlessly blends modern elegance with functionality and the beautiful luxurious vinyl plank (LVP) flooring that flows throughout. The kitchen is the heart of this home and features sleek quartz countertops, a spacious island with seating that is perfect for meal prep or casual dining, and stainless steel appliances. Imagine effortlessly hosting gatherings with friends and family between the kitchen and the inviting living room, where the 9-foot ceilings create an airy and expansive atmosphere. The living room is the perfect spot for a relaxing movie night, with plenty of space to unwind after a long day and has access to the large balcony. The master bedroom is a great size with a walk-in closet with built-ins and a 3-pc en-suite bathroom. The second bedroom is equally inviting, ideal for guests, a home office, or a cozy personal sanctuary. This unit also includes a second 4-pc bathroom, convenient in-suite laundry , as well as a storage locker and titled underground parking stall. Sage Hill is a community that truly has it all. Just steps away from your door, you'll find a picturesque park and playground, perfect for weekend picnics or a leisurely afternoon stroll. The neighbourhood is also home to an array of shopping options, from boutique stores to large retail centers, making everyday errands a breeze. Whether you're picking up groceries, dining out, or enjoying the local amenities, everything you need is within easy reach. This home is not just a place to live; it's a lifestyle. With its modern upgrades, thoughtful design, and prime location, it offers the perfect blend of comfort, convenience, and community. Don't miss the chance to make this stunning property your own and experience the best of what Sage Hill has to offer.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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