



THE
A-TEAM

**RE/MAX
FIRST**

15 SAGE MEADOWS Landing #4305, Calgary T3P1E5

MLS®#: **A2162106**

Area: **Sage Hill**

Listing Date: **09/05/24**

List Price: **\$409,900**

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: **927**
Low Sqft:
Ttl Sqft: **927**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 10`5"	Kitchen	Main	12`0" x 9`7"
Dining Room	Main	7`6" x 6`11"	Bedroom	Main	10`6" x 10`1"
Walk-In Closet	Main	6`6" x 4`11"	3pc Ensuite bath	Main	7`5" x 4`10"
Bedroom	Main	12`0" x 9`1"	Walk-In Closet	Main	5`9" x 3`7"
Bedroom	Main	9`2" x 9`1"	4pc Bathroom	Main	9`1" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$410

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 2210610

Remarks

Pub Rmks: **Discover your perfect new home in this pristine 3-bedroom apartment, beautifully maintained and designed for a luxurious yet convenient lifestyle. The unit boasts two bathrooms complete with granite countertops and durable LVP flooring throughout, offering both functionality and elegance. The kitchen is a highlight, thoughtfully designed with custom cabinets, a huge granite island, and premium stainless steel appliances! This home includes in-unit laundry facilities and comes with a heated underground parking spot, adding an extra layer of security and convenience. With high 9-foot ceilings, the space feels open and expansive, further enhanced by ample natural light that creates a warm and inviting atmosphere. Step out onto the massive over-sized balcony, ideal for outdoor relaxation and entertaining during the warmer months. Situated near the Creekside Shopping Center and close to Stoney Trail, you have easy access to a variety of shops including Co-Op, Walmart, T&T, and Costco. The Calgary International Airport is also just a 20-minute drive away, making travel plans effortless. Nearby walking trails and beautiful storm ponds offer great opportunities for outdoor activities. Residents may keep up to two pets, with approval, making this a pet-friendly location. Don't miss out on this exceptional opportunity—schedule your viewing today and experience the perfect blend of comfort and convenience in a sought-after location.**

Inclusions: **NA**
Property Listed By: **2% Realty**

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







