



THE
A-TEAM

**RE/MAX
FIRST**

15 SAGE MEADOWS Landing #4213, Calgary T3P 1E5

MLS®#: **A2169567**

Area: **Sage Hill**

Listing Date: **10/03/24**

List Price: **\$455,000**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 12-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,002**
Low Sqft:
Ttl Sqft: **1,002**

Stall, Underground

DOM

121

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, Barbecue**

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

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Ceiling Fan(s), No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 12`4"	Dining Room	Main	16`5" x 11`7"
Kitchen With Eating Area	Main	12`1" x 10`9"	Bedroom - Primary	Main	13`9" x 10`1"
Walk-In Closet	Main	6`7" x 5`2"	4pc Ensuite bath	Main	10`11" x 5`0"
Bedroom	Main	12`2" x 10`4"	Foyer	Main	9`5" x 8`3"
Laundry	Main	5`1" x 5`0"	3pc Bathroom	Main	7`9" x 5`0"
Balcony	Main	20`7" x 19`0"			

Legal/Tax/Financial

Condo Fee:
\$440

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
Condo

Legal Desc: **2210610**

Remarks

Pub Rmks: **Welcome to this outstanding 2 bedroom, 2 bathroom end unit with spectacular views in Sage Hill Park II, NW Calgary. The property is in Show-home condition. This single floor condo boasts a bright, open concept living area, perfect for relaxing and entertaining. The living room opens to a huge wrap-around deck with spectacular valley and pond views and dazzling nighttime lights. All the wow factors with everything upgraded - stainless steel appliances, quartz kitchen cupboards with large Island, vinyl plank flooring in main area, California walk-in closet and even upgraded master bath. The kitchen is well designed and comes with a generous dining area. One titled underground parking stall and one titled outdoor stall that is located right next to the entrance. The low Condo fees include heat, water/sewer, trash, professional management, snow removal, common area maintenance and exterior maintenance. 2 parking stalls. Perfect location in Sage Hill with easy access to walking paths, parks, shopping and major roadways. Don't miss the opportunity to make this lovely unit your home.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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





