



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: **\$479,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

48

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 underground parking stall and one 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. 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





