



THE
A-TEAM

**RE/MAX
FIRST**

15 SAGE MEADOWS Landing #4411, Calgary T3P 1E5

MLS® #: **A2173933**

Area: **Sage Hill**

Listing Date: **11/14/24**

List Price: **\$450,000**

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: **953**
Low Sqft:
Ttl Sqft: **953**

DOM

6
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`4" x 10`6"
Living Room	Main	12`3" x 12`0"
Balcony	Main	23`9" x 7`0"
Bedroom	Main	11`10" x 9`6"
Walk-In Closet	Main	7`4" x 4`11"
3pc Ensuite bath	Main	10`4" x 4`11"

Room	Level	Dimensions
Dining Room	Main	14`2" x 5`6"
Laundry	Main	3`6" x 3`2"
Bedroom	Main	11`11" x 9`6"
Walk-In Closet	Main	7`3" x 5`4"
4pc Bathroom	Main	9`4" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$425

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2210610**

Remarks

Pub Rmks: **TOP FLOOR CORNER UNIT | TWO TITLED PARKING SPOTS | DIRECT VIEWS OF THE PONDS AND THE VALLEY | AIR CONDITIONED | SHOWHOME CONDITION**
Opportunities like this are rare—don't miss your chance to own a top-floor, corner unit in Sage Hill Park II with some of the most breathtaking views of the valley and ponds! This stunning 2-bedroom, 2-bathroom condo boasts an ideal layout that offers enhanced privacy, with the living room thoughtfully separating the primary and secondary bedrooms. From your private balcony, take in the uninterrupted views of the serene ponds and rolling valley—perfect for relaxing after a long day. This home has been meticulously cared for by the original owners and features numerous upgrades throughout. Enjoy the added convenience of two titled parking spaces (one underground), additional storage, and air conditioning for those warm summer days. This location truly offers the best of Sage Hill, with walking access to scenic paths, parks, and the popular Sage Hill shopping area. Plus, affordable condo fees cover essentials like heat, water, sewer, professional management, snow removal, and common area maintenance, ensuring you enjoy a worry-free lifestyle. Experience one of the most exceptional units in the complex with arguably the best views in the area. Make this lovely home yours before it's gone!

Inclusions:
Property Listed By: **Light Fixtures**
Real Broker

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









