



THE
A-TEAM

**RE/MAX
FIRST**

15 SAGE MEADOWS Landing #6307, Calgary T3P 1E5

MLS®#: **A2180755**

Area: **Sage Hill**

Listing Date: **11/22/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 27-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **670**
Low Sqft:
Ttl Sqft: **670**

DOM

61
Layout
Beds: **2 (2)**
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: **Central**
Sewer:
Ext Feat: **Balcony,Dog Run,Playground,Private Yard**

Construction: **Brick,Concrete,Mixed**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`7" x 5`0"	Bedroom	Main	8`5" x 10`8"
Living Room	Main	10`5" x 14`10"	Bedroom - Primary	Main	9`10" x 10`3"
3pc Bathroom	Main	6`10" x 8`5"			

Legal/Tax/Financial

Condo Fee:
\$298

Title: **Fee Simple**
Fee Freq:

Zoning: **M-2**

Monthly

Legal Desc:

2210610

Remarks

Pub Rmks:

Welcome to this exquisitely designed 2-bedroom, 2-bathroom apartment-style residence nestled in the vibrant community of Sage Hill. This enchanting neighborhood, celebrated for its lush green spaces and modern amenities, is the perfect backdrop for a fulfilling, family-friendly lifestyle. As you step inside this stunning unit, you'll be immediately captivated by the open-concept layout that seamlessly combines modern elegance with everyday functionality. The luxurious vinyl plank (LVP) flooring flows seamlessly throughout the space, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the gourmet kitchen, showcasing sleek quartz countertops and a spacious island with ample seating—ideal for both meal preparation and casual dining. Equipped with top-of-the-line stainless steel appliances, this kitchen is designed for culinary enthusiasts and casual cooks alike. Picture yourself effortlessly hosting gatherings as you transition from the kitchen to the inviting living room, where soaring 9-foot ceilings create a bright and airy ambiance. The living room serves as a cozy haven for movie nights, providing plenty of space to unwind after a long day, with direct access to a generous balcony for outdoor relaxation and stunning views of the surroundings. Retreat to the master bedroom, which offers a tranquil space complemented by a generous walk-in closet featuring built-in shelving and a stylish 3-piece en-suite bathroom. The second bedroom is equally inviting, perfect for accommodating guests, creating a home office, or serving as a cozy personal sanctuary. Convenience is paramount, featuring an additional 4-piece bathroom and in-suite laundry, alongside a designated storage locker and a titled underground parking stall for added ease. Sage Hill truly enhances your lifestyle with its exceptional community features. Just steps from your front door, you'll discover a picturesque park and playground—ideal for weekend picnics, leisurely strolls, or playdates with friends. The neighborhood is overflowing with shopping options, from charming boutiques to expansive retail centers, making everyday errands a breeze. Whether you're picking up groceries, dining out at renowned local eateries, or enjoying the vibrant community events, everything you need is conveniently within reach. This home is more than just a residence; it's a lifestyle choice that embodies comfort and convenience. With its modern upgrades, thoughtful design, and unbeatable location, it offers the perfect blend of community and serenity. Don't miss your opportunity to make this stunning property your own and experience the best that Sage Hill has to offer! Embrace the lifestyle you deserve today!

Inclusions:

n/a

Property Listed By:

Homecare Realty Ltd.

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









