



THE
A-TEAM

**RE/MAX
FIRST**

15 SAGE MEADOWS Landing #5404, Calgary T3P 1E5

MLS®#: **A2186097**

Area: **Sage Hill**

Listing Date: **01/15/25**

List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **843**
Low Sqft:
Ttl Sqft: **843**

Titled, Underground

DOM

7

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	4`11" x 7`6"
Bedroom	Main	12`7" x 9`4"
Living Room	Main	12`5" x 11`1"

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`6"
Kitchen	Main	14`5" x 13`11"
Bedroom - Primary	Main	9`10" x 14`1"

Legal/Tax/Financial

Condo Fee:
\$366

Title: **Fee Simple**
Fee Freq:

Zoning: **M-2**

Monthly

Legal Desc: 2210610

Remarks

Pub Rmks: **Top Floor | Corner Unit | South/West Facing Balcony | 2 Bedrooms | 2 Bathrooms | Open Floor Plan | 9Ft Ceilings | Granite Countertops | LVP Flooring | Stainless Steel Appliances | Stacked In-Unit Laundry | Titled Underground Parking Stall | Secure Building | Pristine Neighbourhood | Surrounded by Ponds & Walking Paths. Welcome to this stunning top level 2 bed, 2 bath condo boasting 843SqFt. Open the front door to a long foyer where you'll find the stacked laundry behind closet doors not to take away any of your living space! The open floor plan kitchen, dining and living space makes this a great space to entertain friends and family. The kitchen is outfitted with black granite countertops, stainless steel appliances and ample cabinet space. The openness of this unit easily allows for a full sized dining table. The living room is spacious and comfortable! This condo is framed with large windows that allow bright natural light to fill the space. The living room has sliding glass doors that lead to the large South/West facing balcony with a built-in gas BBQ line! This condo has an ideal layout that offers enhanced privacy, with the living room thoughtfully separating the primary and secondary bedrooms. The primary bedroom is large with a walk-through closet and private 3pc ensuite bath. The second bedroom is also spacious and the across the hall is the main 4pc bath with a tub/shower combo. Included with this unit is a titled parking stall which is secured underground in the parkade which is an added benefit keeping your car cool in the summer and warm in the winter. Additional to the underground parking stall is an assigned underground storage locker. This building has secured entry with key fob access and a buzzer for guest entry. The location truly can't be beat; parks, walking paths, playgrounds and shopping are all steps outside the front doors! Hurry and book a showing at this incredible unit today!**

Inclusions: N/A
Property Listed By: RE/MAX Crown

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







