



THE
A-TEAM

**RE/MAX
FIRST**

15 SAGE MEADOWS Landing #4312, Calgary T3P 1E5

MLS® #: **A2186558**

Area: **Sage Hill**

Listing Date: **01/13/25**

List Price: **\$324,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **660**
Low Sqft:
Ttl Sqft: **660**

Heated Garage,Titled,Underground

DOM

19

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Boiler,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	8`11" x 11`5"
4pc Bathroom	Main	4`11" x 11`4"
Laundry	Main	3`6" x 3`6"
Nook	Main	5`2" x 2`3"
Living Room	Main	11`9" x 11`10"

Room	Level	Dimensions
Walk-In Closet	Main	5`2" x 6`11"
Entrance	Main	3`7" x 4`10"
Kitchen With Eating Area	Main	11`9" x 14`3"
Dining Room	Main	11`9" x 10`4"
Balcony	Main	9`3" x 8`5"

Legal/Tax/Financial

Condo Fee:
\$291

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2210610**

Remarks

Pub Rmks: **Location, location, location! This immaculately upgraded, large one-bedroom unit is located in one of the most desirable buildings. Designed with a modern open-concept, the living room flows into the kitchen and dining areas, creating a bright and functional space. The kitchen boasts an abundance of antique white cabinets, quartz countertops, and a versatile nook perfect for a computer station or small table. Stainless steel appliances and a large working island with an eating bar make it great for cooking and entertaining. The unit features vinyl plank flooring throughout, which contrasts beautifully with the light walls and cabinets. The spacious bedroom includes a large walk-through closet that connects to the four-piece bathroom. Both the bedroom and living room provide views overlooking the pond. The oversized deck is ideal for outdoor living, with ample space for patio furniture, a BBQ, and a gas outlet. Additional highlights include a full-size washer and dryer within the unit and heated underground parking with extra storage. This property is conveniently located near all amenities, including the Co-op, a variety of stores, restaurants, all within the the Beddington Shopping Center. Its proximity to major routes such as Beddington Trail, Stoney Trail, and Deerfoot Trail ensures easy access to all parts of the city. Don't miss out on this exceptional unit, offering incredible views, modern upgrades, and unbeatable value.**

Inclusions: **None**
Property Listed By: **Diamond Realty & Associates LTD.**

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









