



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 SAGE MEADOWS Landing #4407, Calgary T3P 1E5**

MLS® #: **A2197468**

Area: **Sage Hill**

Listing Date: **02/26/25**

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

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:

Finished Floor Area

Abv Sqft: **664**  
Low Sqft:  
Ttl Sqft: **664**

DOM

**1**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Penthouse**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Titled, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **High Ceilings, No Smoking Home, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$298**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-2**

Legal Desc: **2210610**

Remarks

Pub Rmks:

Set in the newest complex in picturesque Sage Hill, this Sage Hill Park condo features stylish design and beautiful finishes as well as a stellar location. Inside the front door, the main living area is wonderfully bright, with 9' ceilings. Natural light showcases luxury vinyl plank floors and wood grain cabinetry. Quartz counters finish the luxe ambiance in the eat-in kitchen, which also includes stainless appliances and plenty of space for an island if you wanted even more prep area. A spacious living area looks out the sliding glass doors to a sunny balcony with top floor views of the local ponds. Balcony is also equipped with a gas line. The bedroom is generous, and well laid out with a walk-through closet into a full ensuite, where you will find the same high end finishes like quartz countertops. In-suite laundry is a coveted perk, as is the den, which is excellent for a home office, hobby room, or 2nd bedroom. The main bathroom is just across the hall, and this flat offers plenty of closet space as well. Secure, titled, underground parking also includes a private storage area for all your outdoor gear and seasonal items. At your doorstep, you'll find hours of outdoor activities available along the pathways that wind throughout the community. Down the road, the Sage Hill Crossing and Creekside shopping complexes provide a plethora of amenities, and transit is nearby as well. Proximity to Stoney Trail connects you to the rest of Calgary easily, and you can sneak out along 144 Avenue to be first out west into the mountains whenever you like. See this one today!

Inclusions:

Property Listed By:

**Kitchen Island**  
**Real Broker**

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







