



THE
A-TEAM

**RE/MAX
FIRST**

15 SAGE MEADOWS Landing #4108, Calgary T3P 1E5

MLS® #: **A2200462**

Area: **Sage Hill**

Listing Date: **03/10/25**

List Price: **\$346,038**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Finished Floor Area

Abv Sqft: **667**
Low Sqft:
Ttl Sqft: **667**

DOM

26
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Parkade,Secured,Titled,Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|-------------|-----------------------|--------------------------|-------------|----------------------|
| Kitchen | Main | 14`3" x 11`10" | Living Room | Main | 11`9" x 10`6" |
| Foyer | Main | 5`6" x 3`10" | Laundry | Main | 3`6" x 2`11" |
| Balcony | Main | 11`0" x 10`0" | Bedroom - Primary | Main | 10`3" x 9`9" |
| Bedroom | Main | 9`3" x 8`5" | 4pc Bathroom | Main | 7`7" x 4`11" |
| 3pc Ensuite bath | Main | 8`4" x 6`10" | | | |

Legal/Tax/Financial

| | | |
|----------------------------|-----------------------------|-----------------------|
| Condo Fee: \$307 | Title: Fee Simple | Zoning: M-2 |
| | Fee Freq: Monthly | |

Legal Desc: **2210610**

Remarks

Pub Rmks: **Stylish Developer Show Suite Condo in Sage Hill Park II - Dakota Plan by Brad Remington Homes. This 2-bedroom, 2-bathroom model in Sage Hill Park II offers modern living space with a walk-out patio for added convenience. The open-concept layout features 9-foot ceilings, luxury vinyl plank flooring, and air conditioning for year-round comfort. The gourmet kitchen boasts quartz countertops, soft-close cabinetry, and a full stainless steel appliance package, including a fridge, stove, built-in dishwasher, over-the-range microwave, washer, and dryer. The primary bedroom includes a private ensuite, while both bedrooms are finished with plush carpet. Bathrooms feature tiled flooring, adding a sleek touch. Include a titled underground parking stall, an individual storage unit, window coverings, and in-suite laundry. Sage Hill Park II backs onto a beautiful environmental green space and regional bike path. Steps from shopping at Sage Hill Crossing and minutes to Beacon Hill Centre, featuring Costco and more. Enjoy nearby parks, pathways, and easy access to Stoney Trail for a quick commute. Everything you need is right at your doorstep!**

Inclusions: **All Window Coverings**
 Property Listed By: **RE/MAX Real Estate (Central)**

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



