



GRASSROOTS
REALTY GROUP

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1118, 298 Sage Meadows Park NW
Calgary, Alberta

MLS # A2276877



\$279,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	690 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 382
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage		
Inclusions:	None		

This previous show-suite features a functional split-bedroom design, offering maximum privacy by separating the two bedrooms with a central living area. The unit is thoughtfully finished with numerous premium upgrades. As a main-floor unit, this home features 9-foot ceilings that create a spacious and open atmosphere. The entry foyer includes a coat closet and leads into a modern open-concept space designed for both daily living and entertaining. The gourmet kitchen features Blizzard-Quartz countertops, a marble tile backsplash, and stainless steel appliances. A breakfast bar that overlooks the living room and a designated dining area. The cabinetry is upgraded with 42-inch upper cabinets, under-cabinet lighting, and undermount sinks. The primary suite fits a king or queen-sized bed and includes a private walk-in closet. The attached ensuite bathroom features a deluxe shower and a quartz countertop with a banjo arm for extra surface space. On the opposite side of the unit, the second bedroom fits a queen bed and sits directly next to the second full bathroom, which includes a deep soaker tub. High-end finishes are found throughout the home, including silver oak cork flooring, custom lighting, and designer wallpaper. The living room comes with a pre-installed TV mount and provides direct access to a private concrete patio. For extra convenience, the in-suite laundry room includes a stacked washer and dryer with a built-in organizer. This home is located within walking distance of Sage Hill Crossing, T&T Supermarket, and Walmart.