



GRASSROOTS
REALTY GROUP

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1104, 298 Sage Meadows Park NW
Calgary, Alberta

MLS # A2325339



\$299,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	685 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 382
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Modern comfort meets everyday convenience in this beautifully maintained main floor end unit, where extra windows, thoughtful upgrades and a peaceful setting create a home you'll love coming back to. Luxury vinyl plank flooring and 9' ceilings enhance the bright, open layout while central air conditioning keeps every season comfortable. Gather around the oversized centre island as family and friends linger in a stunning kitchen finished with quartz countertops, stainless steel appliances, timeless subway tile, designer lighting and abundant cabinetry for effortless meal preparation and storage. Nearby, a feature fireplace anchors the inviting living room, creating a warm place to unwind while patio doors extend your living space outdoors. Morning coffee, summer barbeques or a quiet evening with a book all feel at home on the private covered patio surrounded by lush landscaping. At the end of the day, retreat to the spacious primary bedroom where tray ceilings and an elegant light fixture add character while a walk-through closet leads to the beautifully finished 4-piece ensuite. Family, guests or a home office are well accommodated by the second bedroom, conveniently located across from another full 4-piece bathroom. Everyday routines become simpler with in-suite laundry and heated underground parking, while ample visitor parking makes welcoming guests easy. Backing onto green space and a scenic pond, this meticulously maintained complex connects directly to extensive walking pathways that wind throughout Sage Hill's natural wetlands and parks. Shopping, restaurants, grocery stores, fitness facilities and major amenities are all just minutes away, making this move-in ready home an outstanding opportunity for first-time buyers, downsizers and investors alike.

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