



GRASSROOTS
REALTY GROUP

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**2204, 298 Sage Meadows Park NW
Calgary, Alberta**

MLS # A2219834



\$319,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	635 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 328
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: NA

Welcome to desirable community of Sage Hill. This amazingly designed unit boasts 2 Bedroom & 1.5 Bathroom with open floor plan. The interior features luxurious vinyl plank flooring, 9-foot ceilings, high-end stainless-steel appliances, a high-efficiency front-load washer and dryer, upgraded cabinets extending to the ceiling, a granite countertop offering ample storage. An addition that sets this unit apart is the kitchen countertop which was extended. The open-concept living room has sliding doors leading to a private balcony equipped with a gas hook-up for a BBQ. The primary bedroom is generously sized, connecting to a walk-through closet with a custom-designed organizer and a 4-piece en-suite. There is also a second bedroom for growing families. This unit comes with titled surface parking stall right near the front entrance for convenience, and a separate storage locker in the parkade. The condo complex is situated next to a scenic nature reserve, providing green space, ponds, and walking paths, and is within walking distance to a future school site. Conveniently located near Creekside and Sage Hill shopping areas, with easy access to Stoney Trail. Contact your favorite realtor to book showing today!!