



GRASSROOTS
REALTY GROUP

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3114, 298 Sage Meadows Park NW
Calgary, Alberta

MLS # A2273120



\$369,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 509
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Wall unit AC		

**** ALERT Hot New Posting - \$369,900 **** East-facing LAKE VIEWS and located in the highly sought-after community of Sage Hill Park I, you will discover a lovely, upgraded, bright, and beautiful 2-bedroom, 2 Bath plus main-floor model with east-facing views - Immediate Possession!! This home is located in the premier location building, ideally within walking distance to terrific amenities outside your door - Live healthy with an unrivalled community experience, from work to working out, dining to shopping, studying to a movie night. New urbanity, Sage Hill Park reflects the values of the people who choose to live, work, play, learn, settle & thrive. Bonus: MOVE IN NOW! Titled indoor parking, 13.5' x 6.6' balcony with glass railing. Value Added features – Check and Compare; 910 RMS sq. ft. of living space. Nice and cozy extras... built-in wall cabinet storage, modern white-painted casings, doors & baseboards, powered window coverings, convenient laundry with storage & a stacked washer/dryer. Upgraded white shaker-style Kitchen cabinets doors with tall uppers + cabinets + lots of countertop space, dual basin stainless steel sink, full height tile backsplash, pull-out kitchen faucet, window sink with lake view, and breakfast nook to sit 4. Enjoy all that Sage Hill Park has to offer with a well-maintained home offering fantastic value! With quick access to Symon Parkway, Stony Trail, and Deerfoot, this home is an ideal choice—a small, Pet-Friendly Complex with Board Approval. Call your friendly REALTOR(R) to book a viewing!