



**2403, 298 Sage Meadows Park NW  
Calgary, Alberta**

**MLS # A2276445**



**\$299,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	690 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to Sage Hill Park and this beautifully modern, corner unit, prestigiously located on the top floor. As you enter you will notice the gorgeous vinyl plank flooring and custom-built 8 foot high doors that accentuate the 9 foot ceilings. The stylish white kitchen is perfectly complemented by the quartz counter tops, subway tile backsplash, stainless steel appliances, upgraded lighting, and island with additional storage and space for seating. The vinyl plank flows through the open concept kitchen and living room and into the primary bedroom. The primary bedroom was redesigned to allow for a walk-through closet with built-in storage, leading to the full ensuite. The second bedroom is across from the other full bathroom. With air conditioning, in-suite laundry, a nice size balcony, two titled parking spots and additional storage, this unit offers luxury, comfort and convenience. One stall is located in the heated parkade, and the second stall is outside across from the front door of the building. Sage Hill Park is ideally located near many walking paths, ponds, loads of shopping choices like Costco and T&T, and just minutes from the Stoney Trail ring road. Book your showing today!