



**1118, 298 Sage Meadows Park NW  
Calgary, Alberta**

**MLS # A2276877**



**\$309,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <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>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 382 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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.