



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

MLS # A2276877



\$319,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 690 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 382 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage | | |
| Inclusions: | None | | |

The previous show-suite offers a professional split-bedroom design where the central living area separates the two bedrooms for maximum privacy. 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.