



**GRASSROOTS**  
REALTY GROUP

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**1115, 298 Sage Meadows Park NW  
Calgary, Alberta**

**MLS # A2201556**



**\$385,140**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	911 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 494
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** All Window Coverings

Stylish Developer Show Suite Condo in Sage Hill Park & Ashley Plan by Brad Remington Homes. This 2-bedroom, 2-bathroom model in Sage Hill Park offers modern living space with a gated walk-out patio for added convenience. The open-concept layout features 9-foot ceilings, premium vinyl comfort plank flooring throughout the entire suite, and air conditioning for year-round comfort. The gourmet kitchen boasts quartz countertops, soft-close cabinetry, and a full stainless steel appliance package, including a fridge, stove, built-in dishwasher, over-the-range microwave, and frontload washer and dryer. The primary bedroom includes a private ensuite. Includes TWO titled underground parking stalls, an individual storage unit, window coverings, and in-suite laundry. Sage Hill Park backs onto a beautiful environmental green space and regional bike path. Steps from shopping at Sage Hill Crossing and minutes to Beacon Hill Centre, featuring Costco and more. Enjoy nearby parks, pathways, and easy access to Stoney Trail for a quick commute. Everything you need is right at your doorstep!