

**1314, 298 Sage Meadows Park NW**  
**Calgary, Alberta**

**MLS # A2212626**



**\$339,888**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	670 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 362
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters		

**Inclusions:** All other shelvings stay

Live in a home where every detail has been meticulously designed to combine luxury, comfort, and convenience. This freshly renovated 2-bedroom, 2- full bathroom condo in Sage Hill offers a premium lifestyle at an unmatched price, with everything you need to live effortlessly and stylishly. With incredible views from the 3rd floor that provides views of the park and green space. You are greeted by a bright Living room with the south exposure sun, a sun kissed living room perfect for entertaining family and friends. The kitchen is spacious and big enough for any chef, with modern tiled back splash, stainless appliances, spacious central island, quartz countertops with tons of space and lots of storage in the cabinets. It has a patio door leading to a balcony with BBQ hook up/ glass railings a nice spot to unwind with expansive views of the community. The primary suite has a large window that allows tons of natural light. A walk-through closet leads to a spacious 4 piece ensuite that includes double sinks and an executive shower. The second bedroom can function as a guest bedroom or home office that is next to the additional 4 piece bath. An assigned storage locker will allow you to store your winter tires and athletic gear, while the titled heated underground parking will keep you safe and comfortable year-round. Conveniently located close to shopping and transit. Call today to book a private viewing of this property.