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GRASSROOTS REALTY GROUP

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1104, 298 Sage Meadows Park NW Calgary, Alberta

MLS # A2355880

$259,500

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	685 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 382
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	M-2 (Multi Residential)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: None

MAIN-FLOOR END UNIT | CENTRAL AIR CONDITIONING | HEATED UNDERGROUND PARKING | ADJACENT TO PONDS AND PATHWAYS IN SAGE HILL. Situated on the main floor of a well-managed Sage Hill complex, this two-bedroom, two-bathroom corner end unit offers convenient ground-level access and exceptional natural light from its additional corner-unit windows. The open-concept layout is finished with 9' ceilings, luxury vinyl plank flooring and central air conditioning for year-round comfort. The kitchen is appointed with an island with quartz countertop, stainless steel appliances, subway tile backsplash and generous cabinetry. The adjoining living room features an electric fireplace and patio doors leading to a private covered patio, which opens directly onto a professionally maintained yard that offers the feel of a private outdoor space. The primary bedroom includes a tray ceiling and a walk-through closet leading to a four-piece ensuite. The second bedroom, well suited as a guest room or home office, is located across from a second full four-piece bathroom. Additional features include in-suite laundry, a titled heated underground parking stall and convenient access to ample street parking. Assigned storage locker adds to the convenience. Building amenities include an elevator, secured parking, visitor parking, a courtyard and a gazebo. Pets are permitted subject to board approval. Monthly condominium fees include heat, water, insurance and professional management. The complex backs onto green space, ponds and an extensive pathway network, with a park and playground approximately a 3-minute walk away. The nearest bus stop, at Sage Hill Drive and Sage Hill Way NW, is approximately a 6-minute walk. Everyday conveniences, including COBS Bread, Tim Hortons and Sage Hill Dental, are within a 6 to 10-minute walk, and Sage Hill

Crossing, with T&T Supermarket and Walmart, is close by. The location also provides quick access to Stoney Trail and Shaganappi Trail, Beacon Hill and CrossIron Mills, with downtown approximately 23 minutes by car. The unit is vacant and available for quick possession.

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