



## 298 Sage Meadows Park Calgary Alberta

\$429,900

**\*\*\*WOW!! TOP FLOOR, 2 TITLED PARKING, AIR CONDITION, 2 BED + DEN \*\*\*** Welcome to your new home in the vibrant DESIRABLE community of Sage Hill, NW Calgary! This TOP FLOOR spacious 2 bedroom + den, 2 bathroom unit features an OPEN floorplan with 9 foot ceiling and vinyl flooring throughout (NO CARPET). As you enter into your new kitchen, you will be greeted by a generous size island, great for preparing your culinary masterpieces and entertaining family and friends. This contemporary kitchen design features beautiful granite countertops, stainless steel appliances and ample storage. The large window floods the living and dining rooms with abundant natural light showcasing their fantastic layout in the centre thus allowing for a sense of privacy from each bedroom. The living room opens up to a west facing covered balcony with gas hookup, perfect for outdoor enjoyment and relaxation. The primary bedroom oasis is complemented by a good size walk-in closet with built-in cupboards and an DOUBLE ensuite bathroom. A second bedroom with access to another full bathroom and an additional space to be used as a work from home office/den complete the space, making it a great place to call home. Other features of this unit include, 2 PARKING TITLED STALLS (1 UNDERGROUND HEATED and 1 surface), convenient in-unit laundry room, AIR CONDITION, as well and an assigned storage locker ensuring your comfort and convenience at all times, what a treasure!! CONDO FEES include: Heat, Water, Grounds Maintenance, Professional Management, Snow Removal. This unit is nestled in a serene space just moments away from abundant greenspaces, pathways and biking trails. This amazing location offers easy access to Stoney and Shaganappi Trails, as well as to the international airport. A short drive or leisurely stroll to Sage Hill, Creekside, and Beacon Hill shopping, where you will find groceries (Cos...

Other 13.42 Ft x 13.08 Ft

Living room 15.08 Ft x 10.50 Ft

Dining room 9.83 Ft x 11.42 Ft

Office 7.58 Ft x 10.42 Ft

Foyer 8.42 Ft x 4.67 Ft

Laundry room 2.92 Ft x 3.33 Ft

Primary Bedroom 13.33 Ft x 9.42 Ft

Bedroom 11.25 Ft x 9.00 Ft

Other 6.08 Ft x 6.17 Ft

5pc Bathroom 10.00 Ft x 4.92 Ft

4pc Bathroom 4.92 Ft x 9.00 Ft

Other 6.33 Ft x 7.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net