



## 298 Sage Meadows Park Calgary Alberta

\$395,000

Discover this affordable 2-bed, 2-bath plus den condo nestled in the highly desirable community of Sage Hill. Upon entering, you'll immediately appreciate the open-concept layout with over 840 sq.ft of living space, 9' ceilings and large windows. The main living area is graced with stylish and durable LVP (lamine vinyl plank) flooring, a contemporary kitchen boasting sleek quartz countertops and island that can seat 4, with ample cabinet storage. The spacious primary bedroom has a sizable walk-in closet with its own 5-piece ensuite featuring a double sink quartz vanity, tub/shower combo and beautiful tiled floors. The additional bedroom is perfect for kids, guests, or an office also featuring its own 4-piece ensuite. Finally enjoy the convenience of in-suite laundry, a sunny balcony with gas bbq hookup, 1 titled heated underground parking stall and 1 additional assigned storage locker. Beyond your doorstep, the vibrant Sage Hill community awaits, offering an array of restaurants, shops, and services just a short walk away. Outdoor enthusiasts will love the nearby walking and biking pathways and green spaces, ideal for leisurely strolls. With easy access to Stoney Trail, commuting is a breeze, and Calgary Airport is just a 20-minute drive away. Don't miss your opportunity to make this beautiful condo your next home and book your showing today. (id:6769)

Den 8.25 Ft x 7.83 Ft

Other 13.42 Ft x 18.67 Ft

Living room 15.50 Ft x 8.92 Ft

Primary Bedroom 13.17 Ft x 9.00 Ft

Bedroom 13.50 Ft x 8.92 Ft

5pc Bathroom 10.08 Ft x 4.83 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Other 5.92 Ft x 6.33 Ft

Laundry room 3.08 Ft x 2.92 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



CIR

REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca