

**3116, 298 Sage Meadows Park NW
Calgary, Alberta**

MLS # A2192761



\$389,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	910 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 488
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

This stunning corner unit boasts south & west exposures, bathing the space in natural light throughout the day. Its thoughtfully designed floor plan, exclusive to corner units, features a dedicated front entry, a welcoming foyer, & a spacious double-door closet for added convenience. Located in the vibrant community of Sage Hill NW, this two-bedroom, two-bathroom apartment offers the perfect blend of comfort and contemporary design. The chef-inspired kitchen showcases stainless steel appliances, sleek quartz countertops, Tile Backsplash & a large island with built-in shelving and drawers, maximizing both style & functionality. The open-concept layout is ideal for entertaining, with a seamless flow that enhances the home's airy elegance. The primary bedroom is a true retreat, featuring a spacious walk-in closet with built-ins that leads directly into a modern ensuite. The second bedroom provides flexibility, making it perfect for guests, family, or a home office. Thoughtful additions like in-unit laundry & dual entrances elevate everyday living. A sliding door opens onto an expansive wrap-around patio with a gas hookup & serene pond views, allowing you to enjoy both sunrises & sunsets. Complete with titled heated underground parking & additional storage, this home offers both convenience and luxury. Enjoy quick access to Nose Hill Park, schools, major shopping plazas, & Stoney Trail, making this an ideal choice for those seeking a refined yet relaxed lifestyle.