



THE
A-TEAM

**RE/MAX
FIRST**

298 SAGE MEADOWS Park #3116, Calgary T3P 1P5

MLS®#: **A2192761**

Area: **Sage Hill**

Listing Date: **02/06/25**

List Price: **\$399,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **910**
Low Sqft:
Ttl Sqft: **910**

DOM

16
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Landscaped**
Park Feat: **Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Vinyl Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	5`1" x 9`2"	4pc Bathroom	Main	5`0" x 7`9"
Bedroom	Main	9`7" x 11`5"	Dining Room	Main	6`4" x 15`0"
Kitchen	Main	14`7" x 15`0"	Living Room	Main	11`1" x 13`10"
Bedroom - Primary	Main	10`1" x 13`6"			

Legal/Tax/Financial

Condo Fee:
\$488

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **2010185**

Remarks

Pub Rmks: **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.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







