



THE
A-TEAM

**RE/MAX
FIRST**

298 SAGE MEADOWS Park #1115, Calgary T3P 1E5

MLS® #: **A2201556**

Area: **Sage Hill**

Listing Date: **03/10/25**

List Price: **\$385,140**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

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

DOM

3

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Access:

Lot Feat:

Park Feat:

Parkade,Secured,Titled,Underground

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Composite Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`0" x 9`9"
Living Room	Main	14`0" x 11`1"
Foyer	Main	9`0" x 4`4"
Bedroom	Main	11`6" x 9`4"
3pc Ensuite bath	Main	8`9" x 4`11"

Room	Level	Dimensions
Dining Room	Main	15`2" x 9`7"
Laundry	Main	5`1" x 5`0"
Bedroom - Primary	Main	10`9" x 10`1"
4pc Bathroom	Main	7`8" x 4`11"
Balcony	Main	13`0" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$485

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2010185**

Remarks

Pub Rmks: **Stylish Developer Show Suite Condo in Sage Hill Park - Ashley Plan by Brad Remington Homes. This 2-bedroom, 2-bathroom model in Sage Hill Park offers modern living space with a gated walk-out patio for added convenience. The open-concept layout features 9-foot ceilings, premium vinyl comfort plank flooring throughout the entire suite, and air conditioning for year-round comfort. The gourmet kitchen boasts quartz countertops, soft-close cabinetry, and a full stainless steel appliance package, including a fridge, stove, built-in dishwasher, over-the-range microwave, and frontload washer and dryer. The primary bedroom includes a private ensuite. Includes TWO titled underground parking stalls, an individual storage unit, window coverings, and in-suite laundry. Sage Hill Park backs onto a beautiful environmental green space and regional bike path. Steps from shopping at Sage Hill Crossing and minutes to Beacon Hill Centre, featuring Costco and more. Enjoy nearby parks, pathways, and easy access to Stoney Trail for a quick commute. Everything you need is right at your doorstep!**

Inclusions: **All Window Coverings**
Property Listed By: **RE/MAX Real Estate (Central)**

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





