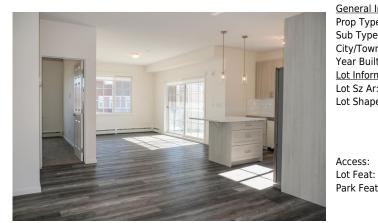


## 298 SAGE MEADOWS Park #1115, Calgary T3P 1E5

A2201556 Listing 03/10/25 List Price: **\$385,140** MLS®#: Area: Sage Hill

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential **Apartment** 

Abv Saft: Lot Information Low Sqft:

Lot Sz Ar:

Sub Type: City/Town: Calgary 2020 Year Built:

Lot Shape:

Access:

Park Feat: Parkade, Secured, Titled, Underground DOM

3 <u>Layout</u>

2 (2) Beds: 2.0 (2 0) Baths:

**Apartment-Single** Style:

**Level Unit** 

**Parking** 

Ttl Park: 2 2 Garage Sz:

## **Utilities and Features**

Roof: **Asphalt Shingle** 

Heating: Baseboard, Natural Gas

Sewer:

Ext Feat: Balcony, BBQ gas line Construction:

**Brick, Composite Siding** 

Finished Floor Area

Ttl Sqft:

910

910

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

Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) Int Feat:

**Utilities:** 

## Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`0" x 9`9"	Dining Room	Main	15`2" x 9`7"
Living Room	Main	14`0" x 11`1"	Laundry	Main	5`1" x 5`0"
Foyer	Main	9`0" x 4`4"	Bedroom - Primary	Main	10`9" x 10`1"
Bedroom	Main	11`6" x 9`4"	4pc Bathroom	Main	7`8" x 4`11"
3pc Ensuite bath	Main	8`9" x 4`11"	Balcony	Main	13`0" x 5`0"
Legal/Tax/Financial					

Condo Fee: Title: Zoning: \$485 Fee Simple M-2

Fee Freq: Monthly

Legal Desc: **2010185** 

Pub Rmks:

Remarks

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

