ROBERT HART MOORE GRASSROOTS REALTY GROUP

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2411, 298 Sage Meadows Park NW Calgary, Alberta

MLS # A2249060



\$309,990

Division: Sage Hill Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 671 sq.ft. Age: 2020 (5 yrs old) **Beds:** Baths: Garage: Parkade, Stall, Titled, Underground Lot Size: Lot Feat:

Heating: Water: Baseboard, Electric Sewer: Floors: Carpet, Linoleum, Vinyl Plank Roof: Condo Fee: \$ 362 Asphalt Shingle **Basement:** LLD: Exterior: Zoning: Cement Fiber Board, Stucco, Vinyl Siding, Wood Frame M-2 Foundation: **Poured Concrete Utilities:**

Features: Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters

Inclusions: Call Seller Directly

Click brochure link for more details** Welcome to this nearly new top-floor condominium with no neighbours above! It features a west facing orientation that bathes the home in natural light and treats you to spectacular sunsets. Perfect for those who value the ease of condo living with premium finishes and a quiet, serene setting, this home delivers both comfort and style in equal measure. Step inside to discover a bright and thoughtfully designed 2 bedroom, 2 bathroom layout. The open concept living and dining area flows effortlessly across luxury vinyl plank flooring, complemented by plush carpet in the bedrooms and low-maintenance lino tiles in the bathrooms. Knock-down ceilings and large windows enhance the airy, modern feel. The chef inspired kitchen impresses with full height cabinetry, quartz countertops, stainless steel appliances, a pantry, and soft close drawers blending functionality with high end style. The primary suite is a true retreat, featuring a walk-through closet leading directly to a spa worthy 5 piece ensuite with dual sinks, a quartz vanity, and a glass walk-in shower. The second bedroom is perfect as a guest room or home office enhanced by a transom window that brings in extra light. A second full bathroom is conveniently located nearby, ideal for visitors or shared living. Your private west facing balcony includes a natural gas hookup, making summer barbecues or relaxing evening sunsets a part of daily life. For great convenience, enjoy in-suite laundry with a stacked washer/dryer, secure underground parking, and a private storage locker. The professionally managed condo board ensures a maintenance free lifestyle with snow removal and exterior upkeep handled for you. Beyond your door, the condo complex sits beside a scenic nature reserve with ponds, green space, and walking paths offering a peaceful setting just minutes from



modern conveniences. You'II be within walking distance of a future school site, close to Sage Hill Crossing, Evanston Towne