

**1114, 298 Sage Meadows Park NW**  
**Calgary, Alberta**
**MLS # A2232819**

**\$340,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	672 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Outside, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 361
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** NA

Stylish Former Show Suite in Sage Hill – Upgraded & Move-In Ready! Step into luxury with this beautifully upgraded former show suite in the desirable Sage Hill Park Condominiums. Offering a seamless blend of style, comfort, and functionality, this 2-bedroom home is perfect for those seeking modern living in a vibrant and growing community. From the moment you enter, you’ll be impressed by the open-concept layout and thoughtful design. The foyer leads to a sleek 4-piece bathroom with quartz counters and a deep soaker tub. Just across the hall, a custom burgundy leather-style sliding door opens into a versatile Den or second Bedroom, complete with a double-door closet. Boasting over \$30,000 in builder upgrades, this unit is packed with premium features: Ceiling-height kitchen cabinets Quartz countertops with glass tile backsplash Custom kitchen island with added storage and seating Undercabinet lighting Stainless steel appliance package Luxury vinyl plank flooring throughout The kitchen flows effortlessly into a bright living space with south-facing patio doors that open to your private sunlit patio—perfect for relaxing or entertaining. Enjoy comfort year-round with built-in air conditioning. The spacious primary bedroom features a designer accent wall, blackout blinds, and a stylish ensuite complete with a dual vanity and walk-in shower. Additional features include: In-suite laundry with washer/dryer Titled surface parking stall with power Assigned secure storage locker in the parkade Located just steps from walking and biking trails, and minutes to Sage Hill Plaza, Creekside Shopping Centre, Stoney Trail, and Deerfoot, this unit offers unbeatable convenience in one of NW Calgary’s fastest-growing communities. Don’t miss this rare opportunity to own a fully upgraded show suite in a prime

location&mdash;schedule your private tour today!