

\$700,000 - 64 Sage Berry Road Nw, Calgary

MLS® #A2252507

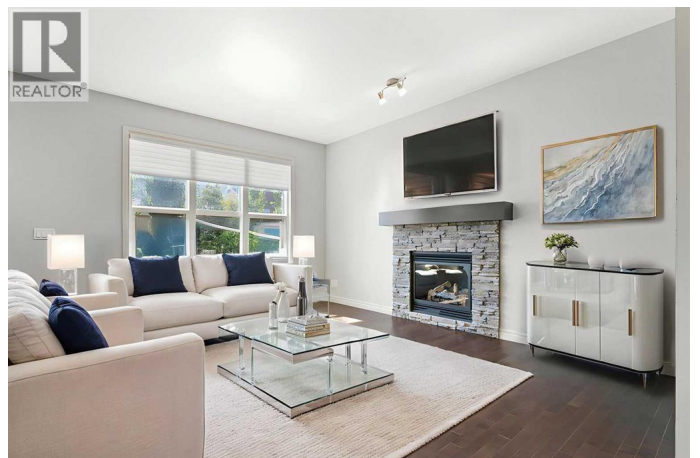
\$700,000

4 Bedroom, 4.00 Bathroom, 1,915 sqft

Single Family on 0.09 Acres

Sage Hill, Calgary, Alberta

Beautifully maintained and move in ready, this home is located steps away from a peaceful green space and just minutes from shopping, dining, and other amenities. The main floor features a bright open layout with a kitchen that includes a center island and walk through pantry, leading to the mudroom and heated attached garage with workbench. Large windows fill the space with natural light and overlook the south facing backyard. This beautiful home is equipped with modern upgrades and thoughtful details throughout. The property features a central automated irrigation system with sprinklers in both the front and back yard, providing convenience and a lush, green landscape during the summer days. The backyard has been upgraded with over \$40,000 in enhancements, including a spacious deck, a gas outlet for a BBQ and heater, and a dedicated connection for a hot tub – creating an exceptional outdoor space perfect for entertaining and relaxation. Upstairs, you will find three bedrooms, including a vaulted primary suite that adds elegance and space. The suite features a walk in closet and a luxurious ensuite with double vanity and oversized open shower. Additionally, the master bathroom boasts heated floors, offering comfort and luxury in every season. A vaulted bonus room provides additional living space, while upper level laundry and a second four piece bathroom complete the floor. The fully finished basement offers a family room, bright bedroom



with large window, four piece bathroom, and wet bar. Additional highlights include air conditioning and abundant natural light throughout. For added convenience, the garage is also heated, making winter mornings easier and providing extra usability all year long. This home is ready to welcome its new owners. (id:6289)

Built in 2012

Essential Information

Listing #	A2252507
Price	\$700,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,915
Acres	0.09
Year Built	2012
Type	Single Family
Sub-Type	Freehold

Community Information

Address	64 Sage Berry Road Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R0K8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Garburator, Microwave Range Hood Combo, Window Coverings
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Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office 2% Realty



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