

\$739,900 - 60 Sage Berry Road Nw, Calgary

MLS® #A2257997

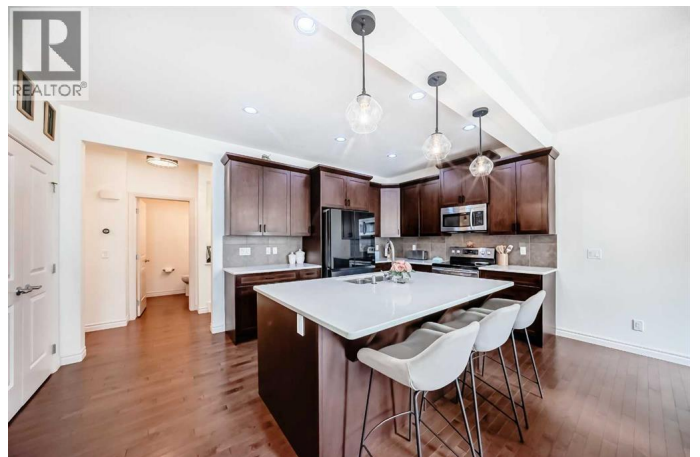
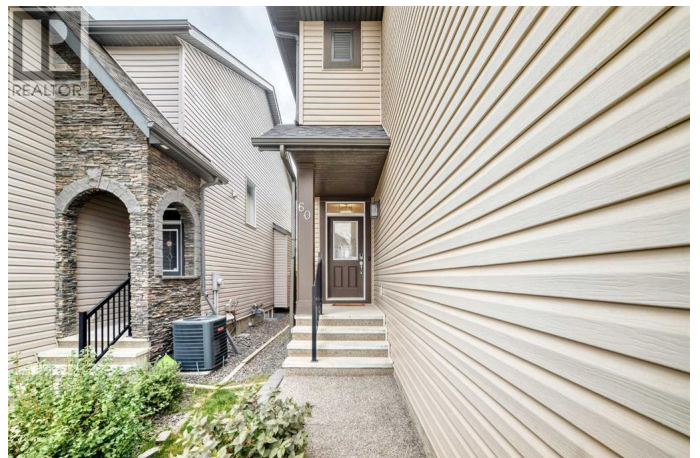
\$739,900

4 Bedroom, 4.00 Bathroom, 2,145 sqft

Single Family on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning family home in the highly sought-after community of Sage Hill. Boasting over 2,100 sq ft of meticulously designed living space, this 4-bedroom, 3.5-bath residence combines contemporary style and modern functionality. As you step inside, you'll be greeted by the abundant natural light that fills the home. The heart of the home is the gorgeous, open-concept kitchen, featuring sleek quartz countertops, upgraded appliances, a large center island, and a reverse osmosis filtration system with an instant hot water dispenser. The adjacent living room is a true comfort zone, highlighted by a cozy fireplace with a built-in fan and gleaming hardwood floors. For added convenience, the mudroom features custom built-in lockers and bench, leading to a fully finished double attached garage with extensive built-in shelving. A two-piece bathroom rounds out the main floor. Upstairs, the expansive bonus room is a showstopper with its recessed LED lighting, crown molding, and a unique tray ceiling, making it the perfect spot for movie nights. The upper level also includes three spacious bedrooms, including a luxurious primary suite with a massive walk-in closet and a five-piece ensuite featuring gleaming tile, dual sinks, a soaker tub, and a separate glass-enclosed shower. The convenient second-floor laundry room adds to the home's functionality. The fully finished basement is another bonus, offering an additional bedroom, a contemporary 3-piece



bathroom, and a large rec roomâ€”perfect for family games, home media, fitness, and other hobbies. This home truly has it all, with extra upgrades including a new roof, new gutters and eaves, exposed aggregate driveway, a new upgraded fridge (2024), and new light fixtures throughout. A Ring doorbell camera provides added security, and a large capacity hot water tank ensures you never run out of hot water. Enjoy year-round comfort with air conditioning and the convenience of an irrigation system. The large, south-facing backyard is an outdoor oasis, complete with a deck and a spacious patio area, perfect for entertaining and relaxing. The basement mechanical room also offers extra storage and shelving. Located on a quiet, family-friendly street, this home is just steps from a park and a short walk to pathways. Enjoy the proximity to nearby shopping, schools, and amenities, and easy access to major routes like 144 Avenue NW, Stoney Trail, and Sarcee Trail. This home offers unparalleled comfort, style, and convenience. Quick possession available. (id:6289)

Built in 2013

Essential Information

Listing #	A2257997
Price	\$739,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,145
Acres	0.09
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	60 Sage Berry Road Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R0K8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, PVC window, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

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

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Complete Realty
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