

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

MLS® #A2252507

\$700,000

4 Bedroom, 4.00 Bathroom, 1,915 sqft
Residential 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.

Built in 2012

Essential Information

MLS® #	A2252507
Price	\$700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,915
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

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

Amenities

Amenities	None
Parking Spaces	4

Parking Alley Access, Double Garage Attached, Driveway, Garage Faces Front, Heated Garage

of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Back Lane, Few Trees, Garden, Landscaped, Lawn, Rectangular Lot, Interior Lot, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 29th, 2025

Days on Market 50

Zoning R-G

HOA Fees 105

HOA Fees Freq. ANN

Listing Details

Listing Office 2% Realty

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