

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

MLS® #A2268027

\$700,000

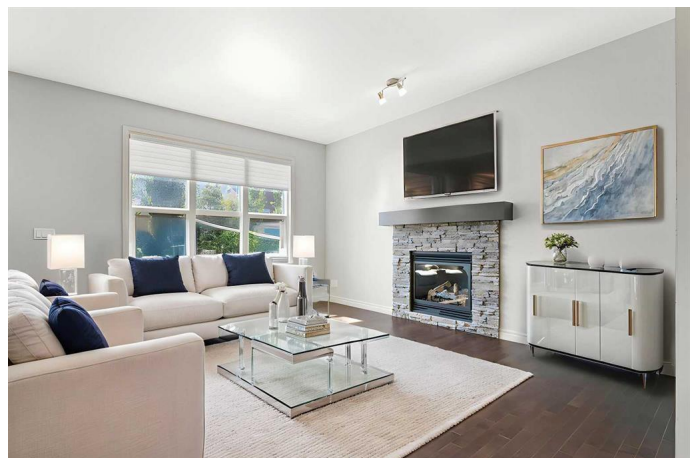
4 Bedroom, 4.00 Bathroom, 1,915 sqft

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® #	A2268027
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, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
------------	--

Heating	Forced Air
---------	------------

Cooling	Central Air
---------	-------------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Gas
------------	-----

Has Basement	Yes
--------------	-----

Basement	Full
----------	------

Exterior

Exterior Features	Garden, Private Yard
-------------------	----------------------

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

Roof	Asphalt Shingle
------	-----------------

Construction	Stone, Vinyl Siding, Wood Frame
--------------	---------------------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	October 30th, 2025
-------------	--------------------

Days on Market	8
----------------	---

Zoning	R-G
--------	-----

HOA Fees	105
----------	-----

HOA Fees Freq.	ANN
----------------	-----

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.