



GRASSROOTS
REALTY GROUP

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64 Sage Berry Road NW
Calgary, Alberta

MLS # A2268027



\$700,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,915 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Faces Front, Heated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Few Trees, Garden, Interior Lot, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: All TVs (3), TV Mounts (4), All shower curtains (2) and Rods (2), Shelving and workshop in garage, shelving in primary walk in closet

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.

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