



**15 Sage Berry Road NW
Calgary, Alberta**

MLS # A2295866



\$715,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,978 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry		

Inclusions: None

Welcome to this beautiful home in a prime location, within walking distance to Shaganappi Trail NW and Sage Valley Shopping Centre. Featuring FRESHLY PAINTED and an open-concept layout, the main floor offers elegant hardwood flooring and a versatile corner flex room, perfect for a home office. The bright and spacious living room is filled with natural light and complemented by a cozy corner fireplace. The stylish kitchen includes a corner pantry, high-quality granite countertops, and a large centre island with an eating bar—ideal for everyday living and entertaining. The adjacent dining area overlooks a fully fenced and landscaped backyard with a beautiful deck, perfect for summer BBQs. Upstairs, you’ll find a large bonus room, a spacious primary bedroom with a walk-in closet and 4-piece ensuite, along with two additional well-sized bedrooms and another 4-piece bathroom. The fully developed basement offers additional living space, including a large recreation area, an extra bedroom, and a 3-piece bathroom. don't miss out this exceptional value!!