



**74 Sage Berry Way NW
Calgary, Alberta**

MLS # A2169929



\$779,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, See		

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

Features: Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Wet Bar

Inclusions: Fridge in the basement storage area, all TV wall mounts, garage controllers 2, central vac as is, shed in the back yard, sink cabinet with wood counter in the basement, metal shelving in garage

Welcome to 74 Sageberry Way! Experience the perfect blend of convenience and luxury in this meticulously maintained home, ideally situated in a vibrant, amenity-rich neighborhood of Sage Hill. Nestled on a quiet street, this Fully Finished Walkout Home features a beautifully landscaped yard, complete with rare rear access, and is available for quick possession if the new owners prefer. Step inside to discover an inviting grand entry that sets the tone for the spacious layout. High ceilings and abundant natural light greet you as you move into the heart of the home. The gourmet kitchen boasts hardwood floors, stunning maple cabinets, luxurious stone countertops, and a generous walkthrough pantry for all your storage needs. With trendy newer stainless steel appliances ready for your culinary adventures, this kitchen is truly an entertainer's dream! The large island offers a perfect gathering spot for family and friends, with tons of extra seating space. The dining area is surrounded by beautiful windows and opens to an upper patio—ideal for BBQs and relaxing evenings. The cozy family room, complete with a gas fireplace, ensures warmth and comfort during chilly winter nights. This level also includes a convenient two-piece bathroom. Venture upstairs to find a versatile bonus room, perfect for movie nights, a home office, home gym, or even an additional bedroom with the addition of a barn door. The spacious primary retreat offers a serene escape, featuring a walk-in closet and a luxurious five-piece ensuite with dual sinks, a separate shower, and a fabulous soaker tub. Two additional spacious bedrooms and a full bathroom round out the upper level, while the thoughtfully designed laundry room includes extra cabinetry for added convenience. The real gem of this home is the fully finished walkout basement, a must-see! Professionally designed, it features a cozy TV

area along with an impressive games room perfect for hosting friends and family. The stunning bar area, with its live edge wood countertop, adds an extra touch of elegance plus, a full three-piece bathroom and ample storage make this space as functional as it is fun. Step out from the basement onto your private stone patio and enjoy evenings by the fire in your landscaped backyard, which includes that coveted rear access and interlocking stone pad for your RV. Numerous recent updates & special features include; stove & Fridge 2 years old, the option of a gas or electric stove that has a gas hook up, washer and dryer 1 year old, and the home has Central Air Conditioning. There is the option of RV parking with 30-amp power in place. The location couldn't be better! With amazing pubs, restaurants, and the Coop just a stroll away, you'll have everything you need right at your fingertips. This home offers unparalleled comfort, style, and convenience. Don't miss your chance to experience it—schedule your showing today!