

# \$749,900 - 7 Sage Berry Road Nw, Calgary

MLS® #A2228434

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,285 sqft

Residential on 0.10 Acres

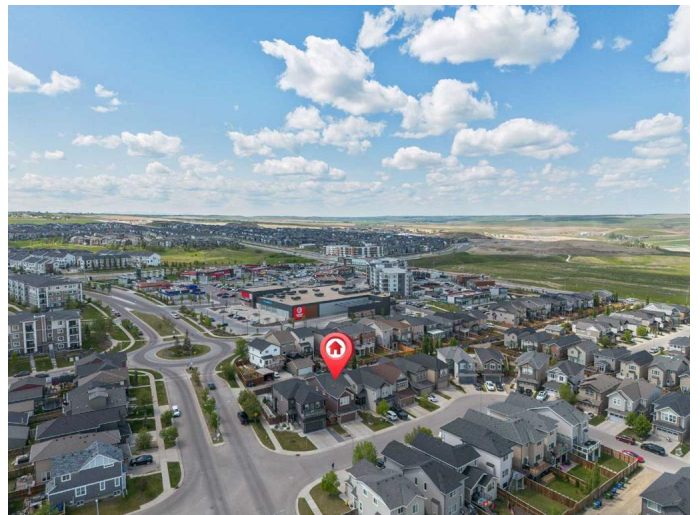
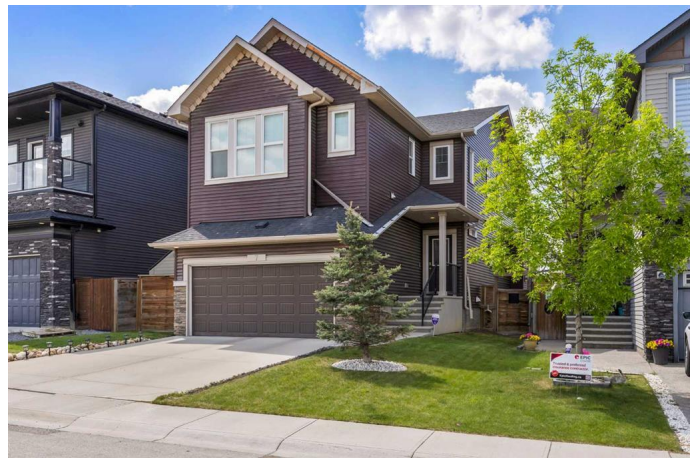
Sage Hill, Calgary, Alberta

Experience comfort, space, and location at 7 Sage Berry Road NW—an original-owner home with room to grow and a thoughtfully designed layout. This modern two-storey offers 4 bedrooms, 2.5 bathrooms, and a functional open-concept main floor finished with rich engineered hardwood floors.

An open-concept living space, and a versatile front office or music room—perfect for working from home, studying, or music. The living room is anchored by a cozy gas fireplace, while the kitchen impresses with granite countertops, a large granite island, a French door refrigerator, walk-in pantry, and Whirlpool appliances.

Upstairs, a generous bonus room offers flexible space for a media room, playroom, or additional lounge area. All four bedrooms are well-sized, including a private primary retreat with a walk-in closet and spa-inspired ensuite featuring a soaker tub, separate shower, and dual vanities. The main bathroom also includes double sinks—ideal for busy families. A convenient upper-level laundry room features a brand-new LG washer. Step outside to enjoy the fully fenced and landscaped backyard with a large deck—perfect for summer barbecues and outdoor entertaining. The front-drive garage provides ample parking and storage, and the unfinished basement is ready for your personal touch.

Set in a vibrant and amenity-rich community just minutes from grocery stores, fitness



centres, restaurants, and retail, this beautifully maintained home offers exceptional value in a very desirable neighbourhoods.

Built in 2015

### **Essential Information**

MLS® #	A2228434
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,285
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	7 Sage Berry Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0K8

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

	Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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