

\$749,900 - 34 Sage Berry Way Nw, Calgary

MLS® #A2146618

\$749,900

4 Bedroom, 3.00 Bathroom, 2,188 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

BACK ON THE MARKET BUYERS FINANCING FELL THROUGH. Welcome to this exceptional two-storey WALKOUT! This residence boasts nearly 2,200 square feet of beautifully designed living space, featuring 4 spacious bedrooms, 3.5 luxurious bathrooms, and an expansive walkout basement ready for your personal touch. Located in the desirable community of Sage Hill. With a front-facing west and a back-facing east, an abundance of natural light and picturesque views throughout the day. Step inside to discover an open floor plan adorned with rich hardwood floors and soaring nine-foot ceilings, creating a sense of grandeur and space. The home is bathed in natural light, creating a warm and inviting atmosphere. The main floor features a sunny Living room and a Dining room, perfect for entertaining or relaxing with loved ones. A gas fireplace adds a cozy touch to the living room, making it a perfect spot for quiet evenings. There is also a versatile flex room on the main floor, ideal for use as a home office or study. The heart of the home is the expansive kitchen, which boasts maple cabinetry, granite countertops, and a stunning backsplash. A walk-through butler's pantry provides additional storage and convenience. The kitchen is equipped with upgraded stainless steel appliances, including a Wolf gas stove and a Miele dishwasher, making it a chef's dream. Adjacent to the kitchen is a dining nook surrounded by large windows, filling the space with natural light. From here, step out onto the



deck to take in the beautiful views and enjoy outdoor dining or relaxing.

Upstairs, you'll find 4 generously sized bedrooms, including the luxurious master suite. The master bedroom features a walk-in closet and an en-suite bathroom with a soaker tub, double vanities, and a separate shower. A second bathroom, a spacious bonus room, and a convenient second-floor laundry room completes this level. The walkout basement offers endless possibilities for customization to suit your needs. Whether you envision a home gym, a media room, or additional living space, this basement is a blank canvas waiting for your personal touch. With its own separate entry, it could easily be suited, a secondary suite would be subject to approval and permitting by the city. Additionally, there is another deck off the basement level, perfect for enjoying the mature landscaping and serene surroundings. The exterior of the home is equally impressive, featuring a cedar fence and mature landscaping that enhance its appeal.

Situated in a prime location, this home offers easy access to major roadways and a variety of shopping amenities, ensuring convenience and a high quality of life.

Don't miss the opportunity to own this fabulous home in Sage Hill. Schedule your private showing today and experience the perfect blend of luxury, comfort, and style.

Built in 2012

Essential Information

MLS® #	A2146618
Price	\$749,900
Sold Price	\$770,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,188
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	34 Sage Berry Way Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0K9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Interior Lot, Landscaped, Level, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	July 31st, 2024
Days on Market	27
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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