

58 SAGE BERRY Way NW
Calgary, Alberta

MLS # A2167123



\$700,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,649 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.15 Acres		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: NONE

OPEN HOUSE - SUNDAY ,SEP 22, 2023 12-3 PM

Rare Opportunity in Sage

Hill NW Calgary – Spacious Corner Lot! Don't miss this chance to own a prime 2013-built home in one of NW Calgary's most sought-after communities, Sage Hill! This corner lot sits on a large, beautifully landscaped yard, offering plenty of outdoor space for your family and future projects. With recent updates including fresh paint, carpet cleaning, and professional cleaning throughout, this home is move-in ready. Just minutes away from the Sage Hill Quarter Complex, you'll enjoy easy access to Sobeys, restaurants, pubs, daycare, Tim Hortons, and more. Commuting is a breeze with quick access to Shaganappi Trail and nearby amenities. This home features a fantastic layout, including 3 bedrooms, 2 full bathrooms, and a convenient second-level washer and dryer—no more lugging laundry up and down stairs! The unfinished basement is a blank canvas awaiting your creative touch, with limitless potential for future development. With its spacious rooms, recent updates, and unbeatable location, this home is ready to be called yours. Plus, the attached 2-car garage adds extra convenience for busy households.