

**3 Sage Berry Rd NW  
 Calgary, Alberta**

**MLS # A2185473**



**\$864,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,304 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** REFRIGERATOR, DISHWASHER, HOOD FAN, WASHER, DRYER, MICROWAVE, BAR FRIDGE

Welcome to this stunning family home in the sought-after community of Sage Hill, offering over 2,300 SQFT of thoughtfully designed living space. Situated on a desirable corner lot, this 4-bedroom + den gem combines elegance, functionality, and modern upgrades for a lifestyle of comfort and luxury. Step inside, and you'll be greeted by a spacious front foyer that flows into a charming flex room with a custom arched entry. The mudroom leads to a fully finished double attached garage, complete with a water drain, water attachment, and epoxy flooring perfect for year-round convenience. The heart of the home is the bright, open-concept kitchen, featuring a walk-thru pantry, an expansive center island, and ample cabinetry for all your storage needs. The adjoining living area, with its gorgeous fireplace and gleaming hardwood floors, creates the perfect atmosphere for both cozy family nights and vibrant entertainment. Upstairs, you'll find 3 spacious bedrooms, including a luxurious master suite with a 5-piece ensuite and walk-in closets. A bonus room with a private balcony, a 4-piece bath, and a convenient second-floor laundry room round out the upper level. The fully finished basement is a showstopper, offering an additional bedroom, a 3-piece bath, a large rec room, and a custom-built bar perfect for entertaining or unwinding after a long day. Additional upgrades include a tankless water heater, water softener, newer furnace, security system, and outdoor water irrigation system. When warmer days arrive, step outside to your upgraded deck and bask in the beauty of the backyard oasis, which includes many upgraded concrete pathways, stone, a hot tub, a fence, RV Parking, and plenty of space to relax or entertain. Over \$250,000 in custom upgrades for this home! Don't miss your chance to own this one-of-a-kind home. Nearby all amenities, shopping centers,

and Stoney Trail! your viewing today and experience the lifestyle you've been dreaming of, don't miss out!