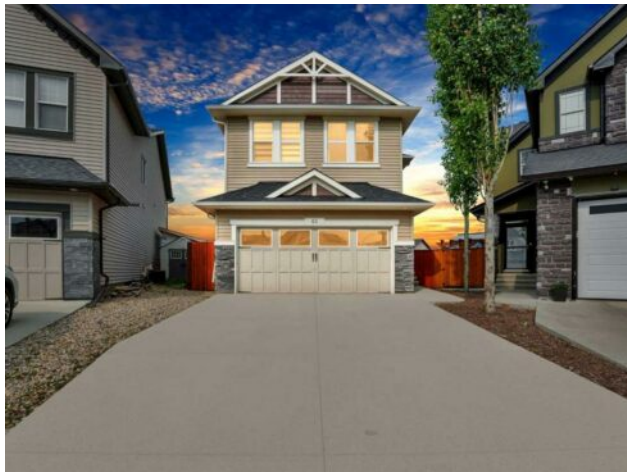


63 Sage Berry Place NW
Calgary, Alberta

MLS # A2223224



\$849,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,289 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, Street Lighting, Undergr		

Heating:	Central, Fireplace(s), Forced Air, Hot Water, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: None

Welcome to 63 Sage Berry Place NW, a gorgeous 5-bedroom detached family home in the heart of family-oriented Sage Hill. With over 4,000 sq. ft. of fully developed living space, this two-story beauty offers the perfect blend of comfort, functionality, and style, everything you could ask for in a forever home! Upper Level Highlights: Four spacious bedrooms, ideal for a growing family, Two full bathrooms, including a luxurious 5-piece primary ensuite featuring a stunning Double "his and hers" vanities, Corner soaker tub, Separate standing shower and toilet, and a Walk-in closet. Main Floor Features: Inviting open-concept floorplan with high ceilings, Beautiful hardwood floors throughout, Generous living room with a cozy gas fireplace, Large kitchen with: Stainless steel appliances, Expansive island, great for meal prep and casual dining, Walk-through pantry and ample storage, Spacious dining area—perfect for family meals and entertaining, Den/home office, ideal for working from home and a Convenient 2-piece powder room. Finished Basement features 5th bedroom, 4-piece bathroom, and a Versatile family/media room—great for movie nights, games, or a home gym. Outdoor Living: Enjoy summer days on the full size rear deck, Watch the kids play in the fully fenced, landscaped, pie-shaped backyard. Back alley access, ideal for RV parking. Bonus Features: Air conditioning for year-round comfort, Nearby shopping malls, parks, schools, and walking trails, Easy access to major routes: 144 Avenue NW, Shaganappi Trail, Stoney Trail, Sarcee Trail and Deerfoot Trail. This home truly has it all, space, style, and location. Bursting with character, all that's missing is you! Call today to book your private viewing, homes like this don't last long! Virtual tour available—Don't miss this incredible

opportunity!