

70 Sage Berry Way NW  
Calgary, Alberta

MLS # A2309704



## \$684,500

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,723 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Paved, Rectangular Lot, St		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

Luxury meets convenience in this stunning, meticulously maintained walk out home in the highly sought after community of Sage Hill. Offering over 1,700 sq ft above grade plus a fully developed basement, this home combines upscale finishes, thoughtful design and an unbeatable location directly across from a vibrant shopping complex. Step inside to a bright and elegant main floor featuring hardwood flooring and a seamless open concept layout designed for both everyday living and entertaining. The modern kitchen is equipped with sleek stainless steel appliances, ample cabinetry and flows effortlessly into the dining and living areas, creating a warm and inviting atmosphere. The upper level is highlighted by a spacious bonus family room. Perfect for a media space, lounge, or home office, along with 3 generously sized bedrooms. The primary retreat offers a spa inspired 5 piece ensuite complete with dual vanities, a bathtub and a glass stand up shower, creating a true private escape. The fully developed walk out basement adds incredible flexibility, featuring an additional bedroom, a full bathroom and a versatile recreation space ideal for guests, extended family or a home gym. Enjoy west facing exposure that fills the home with natural light throughout the afternoon and evening. Recent exterior upgrades including new siding and a new roof provide long term value and peace of mind. Additional highlights include central air conditioning and a double attached garage. Perfectly positioned across the street from a full service shopping complex, you'll have immediate access to grocery stores, restaurants, fitness centres and much more with quick access to major routes. This location offers the perfect balance of lifestyle and convenience.