

**7 Sage Berry Road NW**  
**Calgary, Alberta**

**MLS # A2228434**



**\$749,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,285 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

Experience comfort, space, and location at 7 Sage Berry Road NW—an original-owner home with room to grow and a thoughtfully designed layout. This modern two-storey offers 4 bedrooms, 2.5 bathrooms, and a functional open-concept main floor finished with rich engineered hardwood floors. An open-concept living space, and a versatile front office or music room—perfect for working from home, studying, or music. The living room is anchored by a cozy gas fireplace, while the kitchen impresses with granite countertops, a large granite island, a French door refrigerator, walk-in pantry, and Whirlpool appliances. Upstairs, a generous bonus room offers flexible space for a media room, playroom, or additional lounge area. All four bedrooms are well-sized, including a private primary retreat with a walk-in closet and spa-inspired ensuite featuring a soaker tub, separate shower, and dual vanities. The main bathroom also includes double sinks—ideal for busy families. A convenient upper-level laundry room features a brand-new LG washer. Step outside to enjoy the fully fenced and landscaped backyard with a large deck—perfect for summer barbecues and outdoor entertaining. The front-drive garage provides ample parking and storage, and the unfinished basement is ready for your personal touch. Set in a vibrant and amenity-rich community just minutes from grocery stores, fitness centres, restaurants, and retail, this beautifully maintained home offers exceptional value in a very desirable neighbourhoods.