



GRASSROOTS
REALTY GROUP

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15 Sage Berry Road NW
Calgary, Alberta

MLS # A2295866



\$685,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,978 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Linoleum, Vinyl, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

Welcome to this beautiful home in a prime location, within walking distance to Shaganappi Trail NW and Sage Valley Shopping Centre. Featuring FRESHLY PAINTED and an open-concept layout, the main floor offers elegant hardwood flooring and a versatile corner flex room, perfect for a home office. The bright and spacious living room is filled with natural light and complemented by a cozy corner fireplace. The stylish kitchen includes a corner pantry, high-quality granite countertops, and a large centre island with an eating bar—ideal for everyday living and entertaining. The adjacent dining area overlooks a fully fenced and landscaped backyard with a beautiful deck, perfect for summer BBQs. Upstairs, you’ll find a large bonus room, a spacious primary bedroom with a walk-in closet and 4-piece ensuite, along with two additional well-sized bedrooms and another 4-piece bathroom. The fully developed basement offers additional living space, including a large recreation area, an extra bedroom, and a 3-piece bathroom. don't miss out this exceptional value!!