



**53 Sage Berry Link NW
Calgary, Alberta**

MLS # A2321843



\$749,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,272 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to this beautiful 2-storey home in the highly desirable NW community of Sage Hill—where comfort, convenience, and future potential come together seamlessly. With over 2,200 sq ft of thoughtfully designed living space, this home offers 4 spacious bedrooms and a layout that truly works for modern family living. From everyday functionality to hosting guests, every inch of this home is designed with purpose. What truly sets this property apart is the undeveloped basement—your opportunity to create something completely your own. Instead of compromising with someone else’s finishes or layout, you start fresh and design the space exactly how you envision it. Whether it’s a dream entertainment area, home gym, or extended family space—the potential here is a major value-add that’s getting harder to find. Enjoy summer to the fullest with central air conditioning, and take comfort in knowing the big-ticket upgrades are already done for you—brand new siding, roof, and stunning hardwood flooring throughout. The backyard is fully finished with poured and stamped concrete, offering a low-maintenance space that’s perfect for entertaining, relaxing, or even setting up a basketball area or multi-purpose outdoor setup. Located just minutes from major roadways, shopping, amenities, schools, and parks, Sage Hill continues to be one of NW Calgary’s most convenient and family-friendly communities. Move-in ready today, with the ability to grow and customize tomorrow—this is the kind of home that checks all the boxes and then some. Don’t miss your chance to make it yours.