



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

36 Sage Berry Link NW
Calgary, Alberta

MLS # A2346731



\$669,800

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,830 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Level, Rectangular Lot, Standard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Welcome to this exceptionally well-maintained home in the highly desirable community of Sage Hill. Lovingly cared for and maintained to an impressive standard, this 2011-built home is in immaculate condition and truly feels almost like new. From the moment you step inside, you will appreciate the pride of ownership throughout. The bright and spacious open concept main floor features 9-foot ceilings, beautiful bamboo flooring, a gas fireplace and an inviting layout that is perfect for both everyday living and entertaining. The kitchen offers upgraded cabinetry, granite countertops and stainless steel appliances, with the refrigerator recently replaced with a brand new appliance in July 2026. Upstairs, the spacious bonus room features vaulted ceilings and large windows that fill the space with an abundance of natural light and sunshine. The primary bedroom provides a comfortable private retreat, complete with a luxurious 5-piece ensuite bathroom. The fully insulated basement offers over 700 square feet of space awaiting your creative ideas and future development. Outside, the landscaping has already been completed, and the property is fully fenced, making it an ideal home for a first-time buyer, young family or anyone looking for a move-in-ready property without the work and expense often associated with an older home. The location is exceptional. Situated on a quiet street in Sage Hill, you are just minutes from parks, playgrounds, Costco, T&T, Walmart, Shoppers Drug Mart, daycares, restaurants, banks, barber shops, medical clinics and an endless selection of shopping and everyday amenities. With easy access to Shaganappi Trail, Sarcee Trail and Stoney Trail, getting around the city is convenient and straightforward. This is a property you will not want to miss. It offers the feel and condition of a nearly brand-new home, with landscaping, fencing, and

established surroundings already in place for you. See it for yourself. You will not be disappointed.