

# \$749,900 - 7 Sage Berry Road Nw, Calgary

MLS® #A2228434

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,285 sqft

Residential on 0.10 Acres

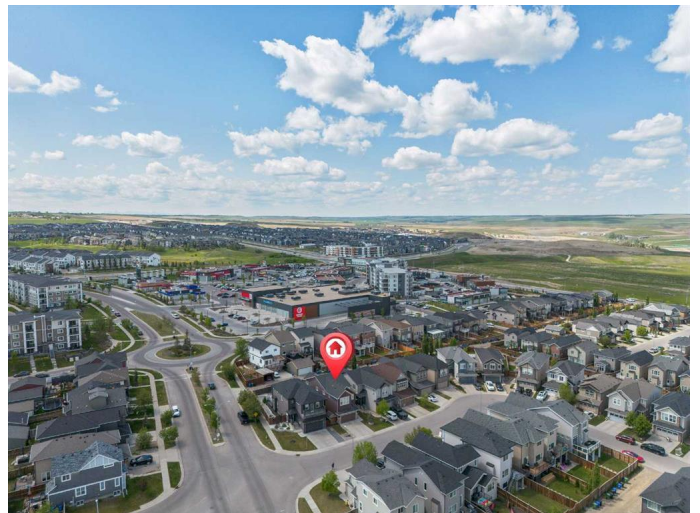
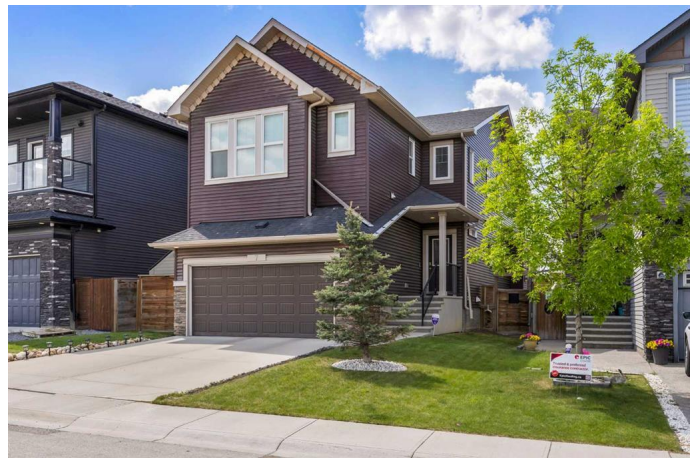
Sage Hill, Calgary, Alberta

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.

Built in 2015

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228434    |
| Price          | \$749,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,285       |
| Acres          | 0.10        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 7 Sage Berry Road Nw |
| Subdivision | Sage Hill            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 0K8              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,  |

|                 |   |
|-----------------|---|
|                 | Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Forced Air, Natural Gas                             |
| Cooling         | Central Air   |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas, Living Room                                    |
| Has Basement    | Yes   |
| Basement        | Full, Unfinished                                    |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other                                  |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stone, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 61             |
| Zoning         | R-G            |
| HOA Fees       | 125            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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