

# \$849,900 - 63 Sage Berry Place Nw, Calgary

MLS® #A2223224

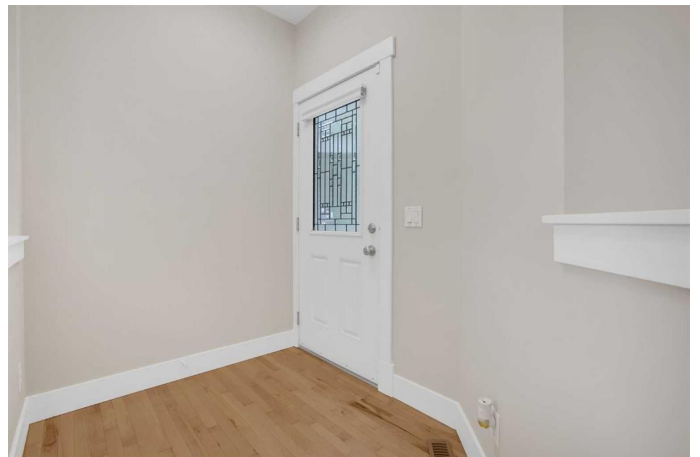
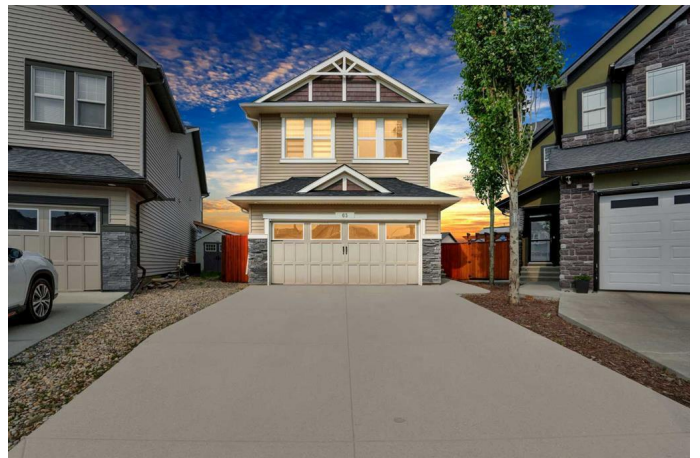
**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,289 sqft

Residential on 0.19 Acres

Sage Hill, Calgary, Alberta

Welcome to 63 Sage Berry Place NW, a gorgeous 5-bedroom detached family home in the heart of family-oriented Sage Hill. With over 4,000 sq. ft. of fully developed living space, this two-story beauty offers the perfect blend of comfort, functionality, and style, everything you could ask for in a forever home! Upper Level Highlights: Four spacious bedrooms, ideal for a growing family, Two full bathrooms, including a luxurious 5-piece primary ensuite featuring a stunning Double œhis and hersœ• vanities, Corner soaker tub, Separate standing shower and toilet, and a Walk-in closet. Main Floor Features: Inviting open-concept floorplan with high ceilings, Beautiful hardwood floors throughout, Generous living room with a cozy gas fireplace, Large kitchen with: Stainless steel appliances, Expansive island, great for meal prep and casual dining, Walk-through pantry and ample storage, Spacious dining areaœ”perfect for family meals and entertaining, Den/home office, ideal for working from home and a Convenient 2-piece powder room. Finished Basement features 5th bedroom, 4-piece bathroom, and a Versatile family/media roomœ”great for movie nights, games, or a home gym. Outdoor Living: Enjoy summer days on the full size rear deck, Watch the kids play in the fully fenced, landscaped, pie-shaped backyard. Back alley access, ideal for RV parking. Bonus Features: Air conditioning for year-round comfort, Nearby shopping malls, parks, schools, and walking



trails, Easy access to major routes: 144 Avenue NW, Shaganappi Trail, Stoney Trail, Sarcee Trail and Deerfoot Trail. This home truly has it all, space, style, and location. Bursting with character, all that's missing is you! Call today to book your private viewing, homes like this don't last long! Virtual tour available! Don't miss this incredible opportunity!

Built in 2011

### Essential Information

MLS® #	A2223224
Price	\$849,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,289
Acres	0.19
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	63 Sage Berry Place Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0J2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Central, Fireplace(s), Forced Air, Hot Water, See Remarks  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Lighting, Private Yard  
Lot Description Back Lane, Back Yard, Landscaped, Pie Shaped Lot, Street Lighting, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 16th, 2025  
Days on Market 13  
Zoning R-G  
HOA Fees 105  
HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

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