

# \$799,999 - 63 Sage Berry Place Nw, Calgary

MLS® #A2223224

**\$799,999**

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!

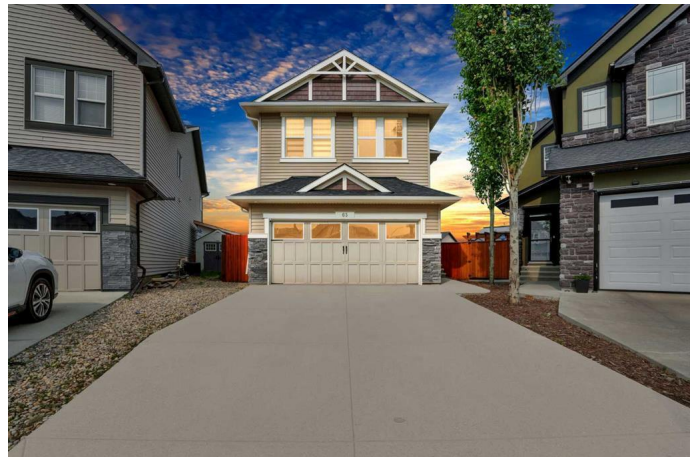
**Upper Level Highlights:** Four spacious bedrooms, ideal for a growing family, Two full bathrooms, including a luxurious 5-piece primary ensuite featuring a stunning Double œhis and hers• vanities, Corner soaker tub, Separate standing shower and toilet, and a Walk-in closet.

**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 area•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 room•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, Full Irrigation System, New Roof, newly renovated



interior, 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 thatâ€™s missing is you! Call today to book your private viewing, homes like this donâ€™t last long! Virtual tour availableâ€”Donâ€™t miss this incredible opportunity!

Built in 2012

**Essential Information**

MLS® #	A2223224
Price	\$799,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,289
Acres	0.19
Year Built	2012
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, Street Lighting, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 16th, 2025
Days on Market	50
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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