

\$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

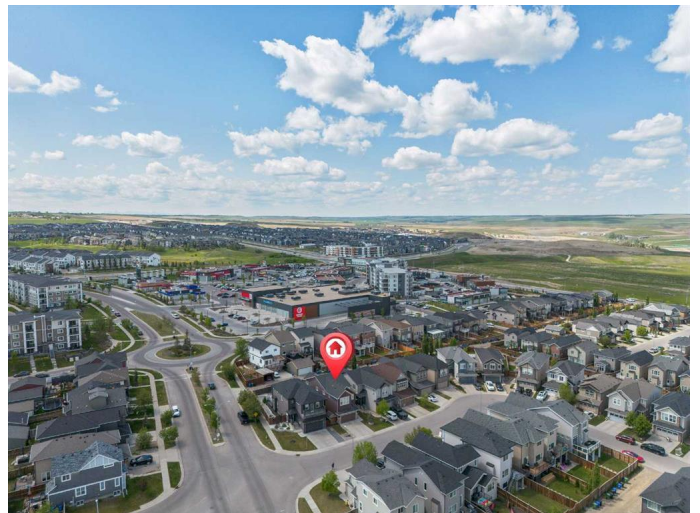
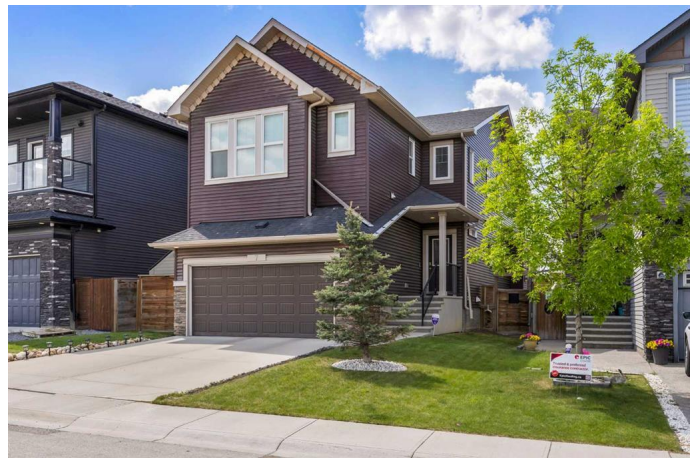
Sage Hill, Calgary, Alberta

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 | 58 |
| Zoning | R-G |
| HOA Fees | 125 |
| HOA Fees Freq. | ANN |

Listing Details

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

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