

# \$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

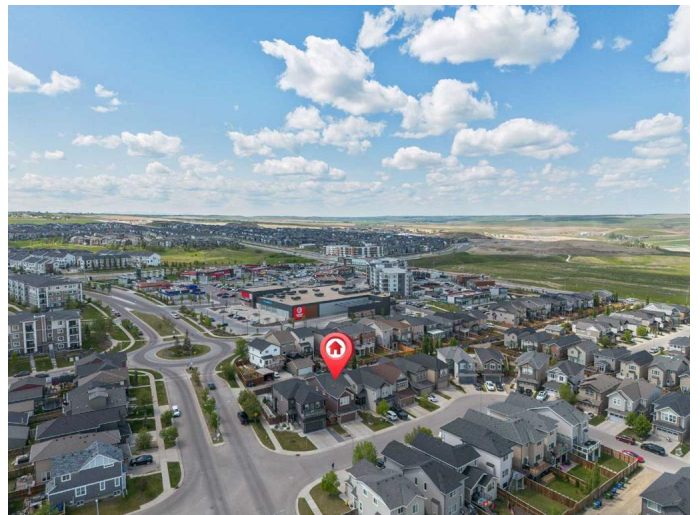
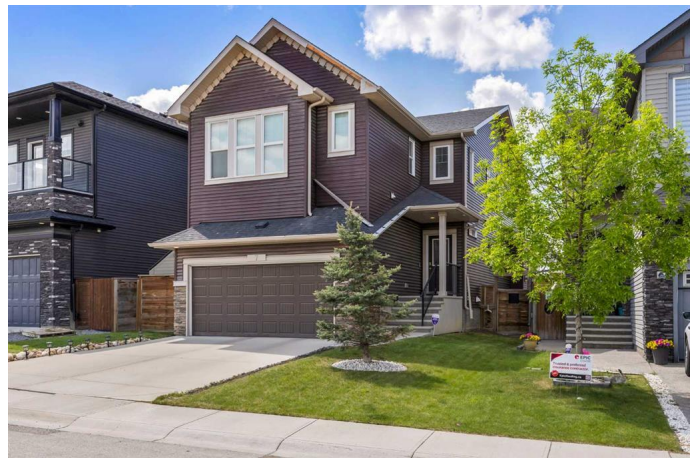
Sage Hill, Calgary, Alberta

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	54
Zoning	R-G
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.