

58 SAGE BERRY Way NW
Calgary, Alberta

MLS # A2184197



\$649,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,649 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: none

OPEN HOUSE DEC 22, SUNDAY 1-3PM Welcome to a Rare Opportunity in Sage Hill, NW Calgary – Spacious Corner Lot with No Sidewalk (No Sidewalk Shoveling Hassle!) Discover your dream home in one of NW Calgary's most desirable communities, Sage Hill! Built in 2013, this prime property offers a large, beautifully landscaped corner lot, perfect for outdoor living and future projects. Recently updated with fresh paint, professionally cleaned carpets, and a deep clean throughout, this home is move-in ready. Convenience is at your doorstep! Just minutes from the Sage Hill Quarter Complex, you'll have easy access to Sobeys, restaurants, pubs, daycare, Tim Hortons, and more. Plus, commuting is simple with quick access to Shaganappi Trail and other nearby amenities. This home boasts a thoughtful layout featuring: 3 spacious bedrooms 2 full bathrooms Second-level washer and dryer, eliminating the hassle of hauling laundry up and down stairs. The unfinished basement provides a blank canvas, offering endless possibilities for future development tailored to your needs. An attached 2-car garage adds to the home's convenience, making it ideal for busy households. With its unbeatable location, spacious design, and recent updates, this property is ready to be your family's next home. Don’t miss out—schedule your showing today!