



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**58 SAGE BERRY Way, Calgary T3R 0J2**

MLS®#: **A2167123**

Area: **Sage Hill**

Listing Date: **09/22/24**

List Price: **\$659,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 21-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2013**  
Lot Information  
Lot Sz Ar: **4,650 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,648**  
Low Sqft:  
Ttl Sqft: **1,648**

DOM

**72**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:  
Lot Feat: **Back Yard,Corner Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,Open Floorplan,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>36`9" x 46`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>30`10" x 33`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>29`10" x 31`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>21`8" x 13`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>24`3" x 23`11"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>29`10" x 27`3"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc: **1111767**

Zoning: **R-1N**

Remarks

Pub Rmks: **.PRICE REDUCED OPEN HOUSE : NOV 30, 1-3PM..Welcome to this Rare Opportunity in Sage Hill NW Calgary - Spacious Corner Lot, no sidewalk(no hassle to shovel the side walk ) Don't miss this chance to own a prime 2013-built home in one of NW Calgary's most sought-after communities, Sage Hill! This corner lot sits on a large, beautifully landscaped yard, offering plenty of outdoor space for your family and future projects. With recent updates including fresh paint, carpet cleaning, and professional cleaning throughout, this home is move-in ready. Just minutes away from the Sage Hill Quarter Complex, you'll enjoy easy access to Sobeys, restaurants, pubs, daycare, Tim Hortons, and more. Commuting is a breeze with quick access to Shaganappi Trail and nearby amenities. This home features a fantastic layout, including 3 bedrooms, 2 full bathrooms, and a convenient second-level washer and dryer—no more lugging laundry up and down stairs! The unfinished basement is a blank canvas awaiting your creative touch, with limitless potential for future development. With its spacious rooms, recent updates, and unbeatable location, this home is ready to be called yours. Plus, the attached 2-car garage adds extra convenience for busy households.**

Inclusions: **NONE**  
Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











