



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**74 SAGE BERRY Way, Calgary t3r0k9**

MLS®#: **A2169929**

Area: **Sage Hill**

Listing Date: **10/15/24**

List Price: **\$779,000**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 30-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**  
Lot Information  
Lot Sz Ar: **3,584 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,012**  
Low Sqft:  
Ttl Sqft: **2,012**

DOM

**36**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot,See Remarks**  
Park Feat: **Additional Parking,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Insulated,Other,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Other,Playground,Private Yard,RV Hookup**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Separate Entrance,Soaking Tub,Storage,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`11"	Dining Room	Main	11`1" x 13`4"
Kitchen	Main	13`11" x 10`2"	Living Room	Main	11`10" x 15`5"
4pc Bathroom	Upper	4`11" x 7`11"	Bedroom	Upper	9`10" x 9`10"
Bedroom	Upper	9`10" x 9`10"	Bonus Room	Upper	17`10" x 12`7"

Laundry  
Bedroom - Primary  
Other  
Furnace/Utility Room

Upper  
Upper  
Basement  
Basement

8`4" x 7`5"  
13`7" x 17`2"  
13`3" x 2`6"  
13`3" x 9`11"

5pc Ensuite bath  
3pc Bathroom  
Game Room

Upper  
Basement  
Basement

9`2" x 8`8"  
9`7" x 6`6"  
21`7" x 22`6"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

1111767

Zoning:  
R-G

Remarks

Pub Rmks: **Welcome to 74 Sageberry Way! Experience the perfect blend of convenience and luxury in this meticulously maintained home, ideally situated in a vibrant, amenity-rich neighborhood of Sage Hill. Nestled on a quiet street, this Fully Finished Walkout Home features a beautifully landscaped yard, complete with rare rear access, and is available for quick possession if the new owners prefer. Step inside to discover an inviting grand entry that sets the tone for the spacious layout. High ceilings and abundant natural light greet you as you move into the heart of the home. The gourmet kitchen boasts hardwood floors, stunning maple cabinets, luxurious stone countertops, and a generous walkthrough pantry for all your storage needs. With trendy newer stainless steel appliances ready for your culinary adventures, this kitchen is truly an entertainer's dream! The large island offers a perfect gathering spot for family and friends, with tons of extra seating space. The dining area is surrounded by beautiful windows and opens to an upper patio—ideal for BBQs and relaxing evenings. The cozy family room, complete with a gas fireplace, ensures warmth and comfort during chilly winter nights. This level also includes a convenient two-piece bathroom. Venture upstairs to find a versatile bonus room, perfect for movie nights, a home office, home gym, or even an additional bedroom with the addition of a barn door. The spacious primary retreat offers a serene escape, featuring a walk-in closet and a luxurious five-piece ensuite with dual sinks, a separate shower, and a fabulous soaker tub. Two additional spacious bedrooms and a full bathroom round out the upper level, while the thoughtfully designed laundry room includes extra cabinetry for added convenience. The real gem of this home is the fully finished walkout basement, a must-see! Professionally designed, it features a cozy TV area along with an impressive games room perfect for hosting friends and family. The stunning bar area, with its live edge wood countertop, adds an extra touch of elegance plus, a full three-piece bathroom and ample storage make this space as functional as it is fun. Step out from the basement onto your private stone patio and enjoy evenings by the fire in your landscaped backyard, which includes that coveted rear access and interlocking stone pad for your RV. Numerous recent updates & special features include; stove & Fridge 2 years old, the option of a gas or electric stove that has a gas hook up, washer and dryer 1 year old, and the home has Central Air Conditioning. There is the option of RV parking with 30-amp power in place. The location couldn't be better! With amazing pubs, restaurants, and the Coop just a stroll away, you'll have everything you need right at your fingertips. This home offers unparalleled comfort, style, and convenience. Don't miss your chance to experience it—schedule your showing today!**

Inclusions: **Fridge in the basement storage area, all TV wall mounts, garage controllers 2, central vac as is, shed in the back yard, sink cabinet with wood counter in the basement, metal shelving in garage**

Property Listed By: **Century 21 Bamber Realty LTD.**

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























