



THE
A-TEAM

**RE/MAX
FIRST**

3 SAGE BERRY RD NW , Calgary T3R 0K8

MLS®#: **A2185473**

Area: **Sage Hill**

Listing Date: **01/05/25**

List Price: **\$879,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **5,091 sqft**
Lot Shape:

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

DOM

17
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Other**

Construction: **Brick,Other,Vinyl Siding**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Microwave,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	19`8" x 27`11"
Mud Room	Main	44`0" x 21`1"
Living Room	Main	46`2" x 42`8"
Dining Room	Main	23`3" x 39`4"
Laundry	Upper	18`10" x 27`8"
Bedroom	Upper	32`7" x 38`0"
Bedroom - Primary	Upper	58`10" x 39`4"

Room	Level	Dimensions
Exercise Room	Main	30`1" x 30`1"
2pc Bathroom	Main	15`0" x 16`5"
Kitchen	Main	46`2" x 39`4"
Family Room	Upper	41`0" x 62`4"
4pc Bathroom	Upper	18`4" x 28`2"
Bedroom	Upper	33`1" x 41`7"
5pc Ensuite bath	Upper	34`9" x 41`7"

Furnace/Utility Room
3pc Bathroom
Other

Lower
Lower
Lower

59`1" x 30`1"
16`2" x 28`2"
25`2" x 35`0"

Bedroom
Game Room

Lower
Lower

42`1" x 32`3"
44`0" x 77`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1111767

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this stunning family home in the sought-after community of Sage Hill, offering over 2,300 SQFT of thoughtfully designed living space. Situated on a desirable corner lot, this 4-bedroom + den gem combines elegance, functionality, and modern upgrades for a lifestyle of comfort and luxury. Step inside, and you'll be greeted by a spacious front foyer that flows into a charming flex room with a custom arched entry. The mudroom leads to a fully finished double attached garage, complete with a water drain, water attachment, and epoxy flooring perfect for year-round convenience. The heart of the home is the bright, open-concept kitchen, featuring a walk-thru pantry, an expansive center island, and ample cabinetry for all your storage needs. The adjoining living area, with its gorgeous fireplace and gleaming hardwood floors, creates the perfect atmosphere for both cozy family nights and vibrant entertainment. Upstairs, you'll find 3 spacious bedrooms, including a luxurious master suite with a 5-piece ensuite and walk-in closets. A bonus room with a private balcony, a 4-piece bath, and a convenient second-floor laundry room round out the upper level. The fully finished basement is a showstopper, offering an additional bedroom, a 3-piece bath, a large rec room, and a custom-built bar perfect for entertaining or unwinding after a long day. Additional upgrades include a tankless water heater, water softener, newer furnace, security system, and outdoor water irrigation system. When warmer days arrive, step outside to your upgraded deck and bask in the beauty of the backyard oasis, which includes many upgraded concrete pathways, stone, a hot tub, a fence, RV Parking, and plenty of space to relax or entertain. Over \$250,000 in custom upgrades for this home! Don't miss your chance to own this one-of-a-kind home. Nearby all amenities, shopping centers, and Stoney Trail! your viewing today and experience the lifestyle you've been dreaming of, don't miss out!

Inclusions:
Property Listed By:

REFRIGERATOR, DISHWASHER, HOOD FAN, WASHER, DRYER, MICROWAVE, BAR FRIDGE
Century 21 Bravo Realty

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











