$769,900 - 60 Sage Berry Road Nw, Calgary

MLS® #A2257997

$769,900
4 Bedroom, 4.00 Bathroom, 2,145 sqft
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Open House Sat Sept 20th 130-330. Welcome to this stunning family home in the highly sought-after community of Sage Hill. Boasting over 2,100 sq ft of meticulously designed living space, this 4-bedroom, 3.5-bath residence combines contemporary style and modern functionality. As you step inside, you'll be greeted by the abundant natural light that fills the home. The heart of the home is the gorgeous, open-concept kitchen, featuring sleek quartz countertops, upgraded appliances, a large center island, and a reverse osmosis filtration system with an instant hot water dispenser. The adjacent living room is a true comfort zone, highlighted by a cozy fireplace with a built-in fan and gleaming hardwood floors. For added convenience, the mudroom features custom built-in lockers and bench, leading to a fully finished double attached garage with extensive built-in shelving. A two-piece bathroom rounds out the main floor. Upstairs, the expansive bonus room is a showstopper with its recessed LED lighting, crown molding, and a unique tray ceiling, making it the perfect spot for movie nights. The upper level also includes three spacious bedrooms, including a luxurious primary suite with a massive walk-in closet and a five-piece ensuite featuring gleaming tile, dual sinks, a soaker tub, and a separate glass-enclosed shower. The convenient second-floor laundry room adds to the home's functionality. The fully finished basement is another bonus, offering an

additional bedroom, a contemporary 3-piece bathroom, and a large rec roomâ€”perfect for family games, home media, fitness, and other hobbies. This home truly has it all, with extra upgrades including a new roof, new gutters and eaves, exposed aggregate driveway, a new upgraded fridge (2024), and new light fixtures throughout. A Ring doorbell camera provides added security, and a large capacity hot water tank ensures you never run out of hot water. Enjoy year-round comfort with air conditioning and the convenience of an irrigation system. The large, south-facing backyard is an outdoor oasis, complete with a deck and a spacious patio area, perfect for entertaining and relaxing. The basement mechanical room also offers extra storage and shelving. Located on a quiet, family-friendly street, this home is just steps from a park and a short walk to pathways. Enjoy the proximity to nearby shopping, schools, and amenities, and easy access to major routes like 144 Avenue NW, Stoney Trail, and Sarcee Trail. This home offers unparalleled comfort, style, and convenience.

Built in 2013

Essential Information

MLS® #	A2257997
Price	$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,145
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active

Community Information

Address	60 Sage Berry Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0K8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Landscaped, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025

Days on Market	1
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty

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