



## 58 SAGE BERRY Way Calgary Alberta

\$700,000

Welcome to this Rare Opportunity in Sage Hill NW Calgary - Spacious Corner Lot! 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. (id:6769)

Primary Bedroom 11.20 M x 14.30 M

Bedroom 9.40 M x 10.10 M

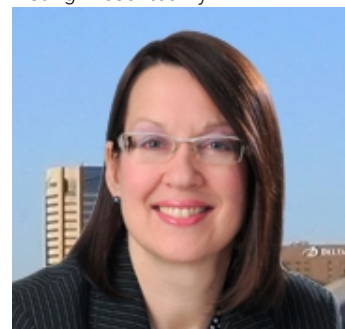
Bedroom 9.10 M x 9.60 M

4pc Bathroom 7.40 M x 7.30 M

4pc Bathroom 9.10 M x 8.30 M

2pc Bathroom 6.60 M x 4.10 M

Listing Presented By:



Originally Listed by:  
CIR Realty

[https://cirrealty.ca/ankur\\_goklaney](https://cirrealty.ca/ankur_goklaney)

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net