



34 Sage Berry Way Calgary Alberta

\$749,900

BACK ON THE MARKET BUYERS FINANCING FELL THROUGH. Welcome to this exceptional two-storey WALKOUT! This residence boasts nearly 2,200 square feet of beautifully designed living space, featuring 4 spacious bedrooms, 3.5 luxurious bathrooms, and an expansive walkout basement ready for your personal touch. Located in the desirable community of Sage Hill. With a front-facing west and a back-facing east, an abundance of natural light and picturesque views throughout the day. Step inside to discover an open floor plan adorned with rich hardwood floors and soaring nine-foot ceilings, creating a sense of grandeur and space. The home is bathed in natural light, creating a warm and inviting atmosphere. The main floor features a sunny Living room and a Dining room, perfect for entertaining or relaxing with loved ones. A gas fireplace adds a cozy touch to the living room, making it a perfect spot for quiet evenings. There is also a versatile flex room on the main floor, ideal for use as a home office or study. The heart of the home is the expansive kitchen, which boasts maple cabinetry, granite countertops, and a stunning backsplash. A walk-through butler's pantry provides additional storage and convenience. The kitchen is equipped with upgraded stainless steel appliances, including a Wolf gas stove and a Miele dishwasher, making it a chef's dream. Adjacent to the kitchen is a dining nook surrounded by large windows, filling the space with natural light. From here, step out onto the deck to take in the beautiful views and enjoy outdoor dining or relaxing. Upstairs, you'll find 4 generously sized bedrooms, including the luxurious master suite. The master bedroom features a walk-in closet and an en-suite bathroom with a soaker tub, double vanities, and a separate shower. A second bathroom, a spacious bonus room, and a convenient second-floor laundry room completes this level. Th...

3pc Bathroom 5.25 Ft x 9.83 Ft
 Laundry room 6.58 Ft x 5.00 Ft
 Bonus Room 15.92 Ft x 12.67 Ft
 Bedroom 10.83 Ft x 9.92 Ft
 Bedroom 11.33 Ft x 9.25 Ft
 Bedroom 9.08 Ft x 13.25 Ft

Storage 8.58 Ft x 7.25 Ft
 Furnace 13.58 Ft x 22.00 Ft
 Foyer 5.25 Ft x 7.25 Ft
 Office 8.42 Ft x 8.83 Ft
 2pc Bathroom 3.58 Ft x 7.33 Ft
 Other 11.00 Ft x 16.00 Ft

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Listing Presented By:



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Primary Bedroom 15.42 Ft x 15.50 Ft

5pc Bathroom 9.75 Ft x 13.75 Ft

Other 9.75 Ft x 5.42 Ft

Recreational, Games room 25.08 Ft x 21.75 Ft

Pantry 6.25 Ft x 9.33 Ft

Dining room 10.75 Ft x 10.75 Ft

Living room 12.67 Ft x 15.33 Ft