



## 74 Sage Berry Way Calgary Alberta

\$779,000

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 are...

3pc Bathroom 9.58 Ft x 6.50 Ft

Other 13.25 Ft x 2.50 Ft

Recreational, Games room 21.58 Ft x 22.50 Ft

Furnace 13.25 Ft x 9.92 Ft

2pc Bathroom 4.75 Ft x 4.92 Ft

Dining room 11.08 Ft x 13.33 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft

Bedroom 9.83 Ft x 9.83 Ft

Bedroom 9.83 Ft x 9.83 Ft

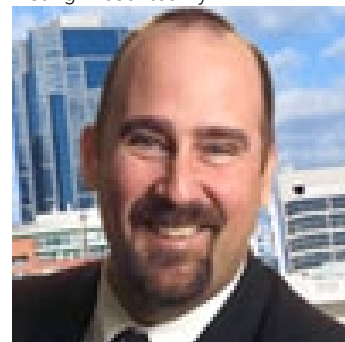
Bonus Room 17.83 Ft x 12.58 Ft

Laundry room 8.33 Ft x 7.42 Ft

5pc Bathroom 9.17 Ft x 8.67 Ft

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Listing Presented By:



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Kitchen 13.92 Ft x 10.17 Ft

Primary Bedroom 13.58 Ft x 17.17 Ft

Living room 11.83 Ft x 15.42 Ft