



ID# 10662

MLS®# C4214554

**\$524,900**

## Sage Hill 7 Sage Berry Place NW Calgary

Single Family  
2-Storey  
Year Built:2013



4 Bedrooms



4 Bathrooms



2,039 Square Feet

For additional information on this listing please call the Listing REALTOR® at:

**403-831-9212**

## Property Highlights

Gorgeous fully developed home on a quiet cul-de-sac in desirable Sage Hill! WEST-facing backyard! Maple HARDWOOD on the main floor w/ 9' knockdown ceiling. Bright foyer with adjacent flex space. Spacious kitchen offers tall maple cabinetry w/ crown moulding, GRANITE counter, upgraded STAINLESS appliances, LARGE island w/ extended bar & pendant lights. BRIGHT dining area! Generous great rm offers a gas fireplace. Private 2-pce bath & LARGE mudroom. Upstairs, a fabulous bonus room. Two great sized kids' rms, a 4-pce bath w/ SOAKER tub/shower combo, & convenient UPPER laundry! Impressive master suite offers a walk-in closet & 5-pce ensuite w/ 10 mm GLAS S shower, separate SOAKER tub, & dual sink vanity. Finished basement has a great rec rm wired for 7 speaker surround, bar, open den, 4th bedroom, & 4-pce bath. AIR CONDITIONING; Central Vac...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10662](http://RHINOREALTY.COM/?ID=10662)



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All information is believed to be accurate, but is not guaranteed. Property information should be verified by the buyer and/or buyer's agent.



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# PROPERTY DETAILS

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7 Sage Berry Place NW  
Calgary, AB T3R 0L1

## GENERAL DETAILS

Community: Sage Hill  
Property Type: Single Family  
Style: 2-Storey, detached  
Year Built: 2013  
# of Finished Levels: 3  
Sq Ft Above Grade: 2039  
Total Dev'pd Sq Ft: 2753  
Front Windows Face: East  
Back Yard Faces: West

## EXTERIOR

Exterior Finish: stone, vinyl siding  
Foundation: Concrete  
Roof: Asphalt  
Parking Type: double attached  
Total # of Parking Spots: 2  
Location Attributes: fenced, fully landscaped, public transportation nearby, shopping nearby, playground nearby  
Yard and Exterior Features: deck, landscaped, fully fenced  
Acreage Features: municipal water

## INTERIOR

Bedrooms: 4 total; 3 above grade; 1 below grade  
Bathrooms: one 2-piece; two 4-piece; one 5-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Great Room	Main Floor	15.7x12.8	4.8x3.9
Dining Room	Main Floor	12.8x10.0	3.9x3.05
Kitchen	Main Floor	11.5x9.2	3.5x2.8
Den	Main Floor	6.9x6.4	2.1x1.95
Bonus Room	Upper Floor(s)	17.9x14.4	5.45x4.4
Rec Room	Basement	18.0x13.5	5.5x4.1
Games Room	Basement	9.5x8.4	2.9x2.55
Master Bedroom	Upper Floor(s)	12.8x11.8	3.9x3.6
Bedroom	Upper Floor(s)	9.8x9.8	3.0x3.0
Bedroom	Upper Floor(s)	10.7x10.3	3.25x3.15
Bedroom	Basement	12.1x11.2	3.7x3.4

Basement: full, fully finished  
Flooring: hardwood, tile, carpet  
Fireplace(s): 1  
Fireplace Fuel: Natural Gas  
Heating: 1 Forced Air Furnace  
Heat Fuel: Natural Gas  
# of Hot Water Tanks: 1

Included Items: refrigerator, electric stove, microwave/hoodfan, dishwasher, garage opener & controls, all window coverings, central vacuum attachments, compactor

Interior Features: air conditioning, 9ft ceilings, stainless steel appliances, granite counter, knock down/upgraded ceiling texture, high efficiency furnace, bar/wetbar, no animals, no smoking

## LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	32.1	9.78
Lot Width at Rear:	32.1	9.79
Lot Depth (Average):	111.9	34.12
Lot Area:	3595.2	334

Lot Shape: Rectangular  
Property Taxes: \$3442.48, Annual



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