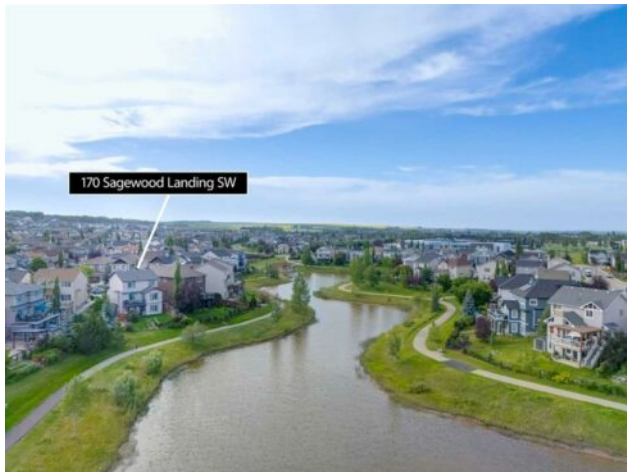


## 170 Sagewood Landing SW Airdrie, Alberta

**MLS # A2243135**



**\$639,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Sagewood   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,519 sq.ft.   | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                 | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Kitchen Island, Pantry |                   |    |

**Inclusions:** n/a

**\*\*Walkout Home Backing onto Pond & Pathways | Almost 2,300 Sq Ft of Living Space \*\*** Welcome to this beautifully situated 2-storey walkout home, tucked away in a quiet cul-de-sac in Airdrie. Set on a spacious pie-shaped lot, this property backs onto serene walking paths and a picturesque pond&mdash;perfect for those who love peaceful views and easy outdoor access. With almost 2,300 sq ft of well-designed living space, the main floor features an open-concept layout. The family room offers a large picture window that perfectly frames the pond view. The kitchen provides ample cabinetry, generous counter space, and a sunny dining nook. Step outside to the upper deck where you&rsquo;ll enjoy tranquil morning sunrises over the water. The main floor also has a convenient home office OR could be a guest bedroom and a 2-piece bathroom completes the main level. Upstairs, you&rsquo;ll find three well-sized bedrooms, including a spacious primary suite with a walk-in closet and a 3-piece ensuite featuring a relaxing soaker tub. A full 4-piece bath serves the two additional bedrooms. The fully developed walkout basement expands your living space with a large rec room/family area complete with a cozy fireplace, a 3-piece bathroom, and a designated laundry room. This home offers incredible value in a sought-after location&mdash;ideal for families, nature lovers, and anyone seeking a blend of comfort and convenience. Don&rsquo;t miss your opportunity to view this gem. Book your showing today!