

**209 Sagewood Grove SW**  
**Airdrie, Alberta**

**MLS # A2245727**



**\$639,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Sagewood               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,800 sq.ft.           | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Corner Lot             |               |                   |

|                    |                                                                                 |                   |         |
|--------------------|---------------------------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                                                                      | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                       | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                                                                 | <b>Condo Fee:</b> | -       |
| <b>Basement:</b>   | Full, Unfinished                                                                | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                        | <b>Zoning:</b>    | DC-12-B |
| <b>Foundation:</b> | Poured Concrete                                                                 | <b>Utilities:</b> | -       |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |         |
| <b>Inclusions:</b> | N/A                                                                             |                   |         |

AFFORDABLE SAGEWOOD GEM — CORNER LOT — ACROSS FROM THE POND. Opportunities like this don't come up often! Located on a quiet street in the family-friendly community of Sagewood, this well-designed 2-storey home offers incredible value for first-time buyers / value seekers / or those just looking for space, upgrades, and a top-tier location. Sitting proudly on a massive corner lot with brand-NEW fencing and views of the pond directly across the street, this home features an open concept layout, nearly 1,800 sq ft, and a huge backyard—all fully landscaped and move-in ready. No need to worry about exterior costs or updates! Inside, enjoy a fully RENOVATED kitchen with quartz countertops, upgraded lighting, and new vinyl plank flooring on the main level. Not only are the ceilings 9 feet on the main level but the home is filled with natural light from large windows, creating a warm and inviting feel throughout. Upstairs boasts three bedrooms, two full updated bathrooms including a private ensuite with new vanities, and a spacious bonus room with 10 feet ceilings, perfect for a playroom, media zone, or home office. The upper level is also finished with comfortable high end carpet for durability and warmth. Additional features include a NEWER hot water tank and humidifier, plus unbeatable access to local amenities. Walk to nearby schools, take the kids to Chinook Winds Park (featuring beach volleyball courts, a splash park, skate park, and baseball diamonds), or explore the many walking paths around the neighborhood. You're also just minutes to the highway for an easy commute out west to the mountains, Cochrane and so much more. This is a rare chance to own a fully updated home in one of Airdrie's most loved communities—at a price that makes sense. Book a showing with your favorite Realtor today and see

why this Sagewood beauty is the perfect place to start your homeownership journey.