

112 Sagewood Grove SW Airdrie, Alberta

MLS # A2252925



\$574,900

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,267 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-12-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Skylight(s)		

Inclusions: Pool Table, Shuffle Board Table, Foosball Table, Outdoor Ladder

**** OPEN HOUSE Saturday September 13 / 2:00pm-4:00pm **** Welcome to this beautiful two storey single family home with over 2000sqft of living space nestled in the sought after neighbourhood of Sagewood. Perfectly positioned on a west facing lot, this home is filled with natural light throughout the day, creating a warm and inviting atmosphere. Step inside to a thoughtfully designed main level that blends style and function with an open-concept layout perfect for both everyday living and entertaining. The spacious living room flows effortlessly into a bright, modern kitchen featuring ample cabinetry, generous counter space, and a seamless connection to the dining area—perfect for hosting dinner parties or family gatherings. A well-placed powder room completes the main floor for added convenience. Upstairs, you’ll find two bedrooms, a full bathroom along with the serene primary suite complete with a large walk-in closet with custom built-in wardrobes—a dream for organization lovers. The fully finished basement adds incredible versatility with a large open recreation area, a stylish full bathroom, and a custom bar setup—the ultimate entertaining zone or media space. Step outside into your private backyard oasis, featuring a quaint enclosed deck with a built-in barbecue gas line, and ample storage tucked neatly beneath. The oversized, fully insulated double detached garage is a standout feature, ideal for hobbyists or car enthusiasts. But that’s just the beginning—above the garage, you’ll find a versatile loft space complete with a wood-burning fireplace, skylights, a pool table, foosball table, and shuffleboard table, as well as ample storage. Whether you’re dreaming of a home office, game room, or creative retreat, this space has it all. Additionally, the garage includes an attached bonus room that once housed a

12-person hot tub—ready to be transformed into extra storage, a workshop, or even a personal gym. Situated in a quiet, family friendly community, this home offers convenient access to the highway, top rated schools, scenic ponds, parks, and a variety of shopping and dining options. Don’t miss your chance to own this unique and versatile home in one of Sagewood’s most desirable locations!