

112 Sagewood Grove SW Airdrie, Alberta

MLS # A2272134



\$539,900

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 Faces Rear, Oversized, See		
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:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	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 - Sunday Dec 7 - 12:00pm-2:00pm **** Welcome to this beautifully refreshed home offering more than 2,000 sq ft of comfortable living space in the highly sought after community of Sagewood. With fresh interior and exterior paint, brand-new bedroom carpets, and recently refreshed landscaping, this property is truly move-in ready and waiting for its next family. Perfectly situated on a west-facing lot, the home is bathed in natural light throughout the day, creating a bright, welcoming atmosphere. Inside, the main level features a thoughtful, open-concept design that balances style and functionality. The spacious living room flows seamlessly into a sunny, modern kitchen equipped with ample cabinetry and generous counter space. The adjoining dining area is ideal for hosting family meals or entertaining guests. A conveniently located powder room completes this level. Upstairs, you'll find two well-sized secondary bedrooms and a full bathroom, along with the tranquil primary suite. This retreat includes a large walk-in closet outfitted with custom built-ins—perfect for those who appreciate organized living. The fully finished basement expands your living space even further, offering a generous recreation area, a stylish full bathroom, and a custom bar setup—an ideal spot for movie nights, game days, or hosting friends. Step outside to your private backyard oasis, featuring a cozy enclosed deck with a built-in barbecue gas line and cleverly concealed storage below. A true standout of this property is the oversized, fully insulated double detached garage—perfect for hobbyists, car enthusiasts, or anyone needing extra workspace. Above the garage, a versatile 526sqft loft awaits, complete with a wood-burning fireplace, skylights, a pool table, foosball table, shuffleboard table, and additional storage. Whether you envision a home

office, creative studio, or ultimate games room, this space offers endless possibilities. An attached bonus room—formerly home to a 12-person hot tub—adds even more flexibility for a workshop, gym, or extra storage. Located in a quiet, family-friendly neighbourhood, this home offers easy access to major roadways, top-rated schools, scenic ponds, parks, and a wide range of shops and restaurants. Don’t miss your opportunity to own this unique, feature-rich home in one of Airdrie’s most desirable communities!