

228 Sagewood Landing SW Airdrie, Alberta

MLS # A2273576



\$719,900

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: Refrigerator in basement, washer/dryer in basement, hot plate in basement, counter-top convection oven in basement,

Welcome to this spacious two-storey family home in the highly sought-after Sagewood community. This property presents a rare blend of comfort and versatility, featuring a total of 4 bedrooms and 3.5 bathrooms. Recently refreshed with modern lighting fixtures and new blinds throughout, the home radiates a bright, appealing atmosphere. The main floor boasts an open-concept living area with a cozy gas fireplace, perfectly flowing into the dining room where you can step out onto a spacious balcony offering serene, direct views of the pond—your perfect spot for morning coffee or evening entertaining. Upstairs, the separation provided by the central staircase leads to a bright bonus room with vaulted ceilings, ideal for a media room or home office. The primary suite is a true retreat, featuring exceptional pond views, a walk-in closet, and a 4-piece ensuite with an extra-deep soaker tub. Adding significant value and flexibility, the illegal basement suite offers separate access, laundry, a bedroom, and a kitchenette. The expansive backyard is a private oasis with green space, gardens, and an entertainment area, all while providing direct access to the tranquil pond walking paths. Don't miss the opportunity to own this Sagewood gem!