

**2090 Sagewood Rise SW**  
**Airdrie, Alberta**

**MLS # A2303730**



**\$625,000**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,073 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Central Vacuum, High Ceilings		

**Inclusions:** na

Welcome to 2090 Sagewood Rise SW, a beautifully maintained home nestled in the family-friendly community of Sagewood. This inviting property offers the perfect blend of comfort, functionality, and style. Ideal for growing families, first-time buyers, or anyone looking to enjoy a peaceful suburban lifestyle. Step inside to discover a bright and open concept main floor featuring spacious living and dining areas, perfect for entertaining or relaxing with loved ones. The kitchen is thoughtfully designed with ample cabinetry, brand new modern appliances, and a convenient layout that makes everyday living a breeze. all of the carpets in the house have been replaced in the last 5 years. The entire house was professionally painted in 2021. Upstairs, you’ll find a generously sized bonus room, 3 bedrooms, including a comfortable primary retreat complete with walk in closet and spacious 4-piece ensuite bathroom. Basement is fully developed with a mother in law kitchen and illegal suite. Hot water tank was replaced in 2026. Double attached garage is spacious and there is room to park 2 more cars on the paved driveway. Outside, enjoy a fully fenced and landscaped back yard, ideal for kids, pets, or summer gatherings. Whether you’re hosting a BBQ or enjoying a quiet evening outdoors. Located close to schools, parks, walking paths, and all essential amenities, this home also provides quick access to major routes, making commuting simple and convenient. Don’t miss your opportunity to own this charming home in one of Airdrie’s most desirable neighbourhoods. Book your showing today!