

**106 Sagewood Drive SW**  
**Airdrie, Alberta**

**MLS # A2308446**



**\$540,000**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Driveway, Front Drive, Heated Garage, Insulated, Oversized,		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Dog Run Fenced In, Landscaped, Lawn, No B		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<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>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Bedroom Bunk Beds x2, T.V. & mount in basement, All T.V. Wall Mounts, Garage Heater, Security System (no contract), Built in Speakers

Welcome to 106 Sagewood Drive SW &mdash; a rare opportunity to own a beautifully upgraded former show home in one of Airdrie's most established family communities! Offering 4 bedrooms, 3.5 bathrooms, over 2,200 SQFT of developed living space, and attached ONLY at the garage wall, this stylish duplex feels remarkably close to a detached home. Perfectly positioned backing and siding onto GREEN SPACE and directly onto a walking path, you'll love having no immediate neighbours beside or behind the home for added privacy and open views. Loaded with upgrades and custom touches throughout, this home immediately impresses with NEW hardwood flooring throughout the main and upper levels, upgraded drapery and blinds, BUILT-IN SPEAKERS THROUGHOUT, central A/C, and a bright open-concept layout designed for everyday living and entertaining. The inviting living room features a stunning GAS fireplace with custom mantle, feature wall, and an abundance of natural light. The beautifully appointed kitchen offers full-height cabinetry, granite countertops with flush eating bar, NEW BLACK STAINLESS STEEL APPLIANCES, a spacious pantry, stylish backsplash, and a large two-toned island perfect for gathering. The adjacent dining area overlooks the backyard and pathway, creating a bright and welcoming atmosphere. Upstairs, the spacious primary retreat showcases a gorgeous custom wood feature wall, large walk-in closet, custom lighting, and a luxurious 4-piece ensuite. Two additional bedrooms, upper-floor laundry, and another full bathroom complete the upper level. One of the secondary bedrooms features incredible custom-built bunk beds with integrated desks/workspaces below &mdash; a truly unique and functional space kids will absolutely love. The fully finished basement expands your living space with a

large recreation room featuring custom built-ins and an included TV, 2nd fireplace, a fourth bedroom, and an additional full 4-piece bathroom &mdash; ideal for guests, teens, or a growing family. Outside, enjoy your private fully fenced backyard with dedicated dog run, mature trees, storage under the deck, built-in privacy screens, outdoor speakers, gas hookup for your BBQ or fire table , and direct access to the expansive pathway system and green space behind the home. The HEATED garage includes 240V power, and there is ample street parking nearby for guests and family. Additional features include a BRAND NEW high-efficiency furnace, between-the-glass blinds in the front and back doors, beautiful tile work, spacious mudroom with built-in bench, and countless show-home quality details throughout. Located close to schools, parks, shopping, and all amenities, this move-in-ready property perfectly combines style, function, and location.