

300 Sagewood Park SW
Airdrie, Alberta

MLS # A2309269



\$550,000

Division:	Sagewood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,534 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door C		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC-12-A
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected, Natural G
Features:	Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	reciever for built-in sound system, Storage Shed		

Welcome to this beautifully maintained and fully developed 4-level split offering over 1,500 sq. ft. of thoughtfully designed living space in a family-friendly location close to schools, parks, pathways, and the canals. With spacious living areas, and great storage area. The main floor welcomes you with soaring vaulted ceilings, a large formal living room filled with natural light, and a kitchen designed for both everyday living and entertaining. The kitchen features newer stainless steel appliances, a corner pantry, a central island with built-in storage and electrical outlet. Upstairs, you'll find two generously sized bedrooms including a spacious primary retreat complete with a private ensuite featuring a soaker tub and separate shower. A second full 4-piece bathroom serves the upper level. The third level features a convenient walk-out to the back yard, an inviting family room highlighted by a cozy gas fireplace, along with a flexible office area that could double as guest space. A convenient 4 piece bathroom is also located on this level. The fully developed fourth level is designed for entertaining, entertainment room complete with a built-in wet bar. This level also includes the washer and dryer, abundant crawlspace storage. Outside, there is a large covered front verandah - the perfect place to relax and unwind. The oversized 24' x 26' heated double detached garage is a standout feature, complete with 220V electrical service - ideal for hobbyists, or extra workspace needs. Located within walking distance to schools including C.W. Perry School, Ralph McCall School, and Our Lady Queen of Peace School, plus nearby playgrounds, scenic canal pathways, and parks, this home offers an unbeatable combination of comfort, convenience, and community. A rare opportunity to own a spacious, feature-packed home in an exceptional location -

book your private showing today!