

344 Sagewood Place SW
Airdrie, Alberta

MLS # A2318551



\$579,888

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,487 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Private, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Garden Shed, Greenhouse, Hottub (AS IS), wooden planter boxes in yard

Welcome Home to Sagewood! Situated on a quiet street in the sought-after community of Sagewood, this beautifully maintained two-storey home offers the perfect blend of comfort, functionality, and opportunity. Featuring over 2,000 sq.ft. of developed living space, 4 bedrooms, 3.5 bathrooms, a double attached garage, and a fully finished basement, this home is ready for its next chapter. Step inside and discover an inviting open-concept main floor designed for both everyday living and entertaining. Rich hardwood flooring flows throughout the main level, while the cozy corner fireplace creates the perfect space to relax after a long day. The spacious kitchen and dining area overlook the backyard and provide seamless access to the outdoor living space through sliding patio doors. Outside, you'll find a large landscaped yard with plenty of room for children, pets, gardening, or summer gatherings with family and friends. Whether you're hosting a BBQ or simply enjoying a quiet evening outdoors around the firepit, this backyard offers endless possibilities. Upstairs, the generous primary suite serves as a private retreat, complete with a walk-in closet and a full 4-piece ensuite. Two additional bedrooms, another full bathroom, and the convenience of upper-floor laundry make this layout ideal for growing families. The fully finished basement expands your living space with a large recreation room that's perfect for movie nights, a games area, home gym, kids play area, or family gatherings. You'll also find an additional bedroom and a beautifully finished 4-piece bathroom, creating the ideal setup for guests, teenagers, or a private home office. Thoughtfully completed and move-in ready, this lower level adds both functionality and value to the home. Located close to schools, parks, walking pathways, shopping, and golf, this is an excellent opportunity to get into one of Airdrie's

most desirable family-friendly communities. Don't miss your chance to make Sagewood home. Contact your favourite REALTOR® today to book your private showing.