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2362 Sagewood Crescent SW Airdrie, Alberta

MLS # A2326096



$525,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,555 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island		

Inclusions: N/A

Welcome to this beautifully maintained family home in the highly sought-after community of Sagewood, where comfort, functionality, and outdoor living come together perfectly. Ideally situated close to walking paths, ponds, schools, parks, Woodside Golf Course, shopping, and convenient access to Veterans Boulevard, this location offers an outstanding lifestyle for families and commuters alike. Step inside to discover a bright, open-concept main floor featuring 9-foot ceilings, oversized windows that flood the home with natural light, and a spacious layout designed for everyday living and entertaining. The inviting living room is anchored by a cozy corner gas fireplace, creating the perfect gathering space. The well-appointed kitchen showcases upgraded cabinetry, under-cabinet lighting, an island with a raised eating bar, abundant storage, and generous counter space, making meal preparation effortless. A convenient main floor laundry room and stylish 2-piece powder room complete this level. Upstairs, you'll find three generously sized bedrooms, including an impressive primary retreat featuring a walk-in closet and a private 4-piece ensuite. Two additional spacious bedrooms and another full bathroom provide plenty of room for the entire family. The professionally finished basement expands your living space with a massive recreation room that is projector-ready, making it ideal for movie nights, gaming, or entertaining. A fourth bedroom and a full 4-piece bathroom create the perfect setup for guests, teenagers, or a home office. Outside, the backyard is designed for enjoying Alberta summers. Relax or entertain on the large elevated deck complete with a natural gas BBQ hookup, while the low-maintenance landscaping provides plenty of room to unwind around the fire pit. Car enthusiasts and hobbyists will appreciate the oversized heated double detached garage

featuring durable epoxy fleck flooring and valuable attic storage. Additional upgrades include a high-efficiency furnace, high-efficiency water heater, and brand-new shingles installed on both the home and garage in June 2026, providing peace of mind for years to come. This move-in-ready home offers the perfect combination of space, thoughtful upgrades, and an exceptional location in one of Airdrie's most desirable family communities. Don't miss your opportunity to make it yours.

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