



**327 Sagewood Place SW**  
**Airdrie, Alberta**

**MLS # A2317017**



**\$669,900**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,092 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>	0.10 Acre		
<b>Lot Feat:</b>	Front Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, Street Light		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Basement microwave, basement fridge, 2 Sheds

FULLY finished, WALK OUT, backing onto the path, and steps to schools & pathways! Eye catching glass door leading into this spacious foyer, open to above. Main floor space is great for your office, playroom or dining room. Spacious kitchen with brand new fridge, stone feature on the island, plus good sized windows, allowing an abundance of natural light in. Family room on this main floor features a great fireplace. Great sized deck off the kitchen to enjoy your morning coffee. Main floor laundry room. Upstairs boasts 2 good sized spare bedrooms, plus good sized hall linen closet. Primary bedroom has plenty of space for your king sized bed, an extra large walk in closet, & the ensuite has a deep soaker tub, separate stand up shower, plus water closet. Downstairs boasts a separate entry, with a reading nook, living room with corner fireplace. Bedroom is massive, with space for your desk! Stand up shower down there. Plus, enjoy the extra mini kitchen space featuring a sink, microwave, fridge! Perfect for a in-law retreat or a teenager with their own space. The garage is drywalled, insulated & has built-in shelving, that stays. The siding, shingles, garage door, eaves troughs plus downspouts were all new in 2014. Deck supports are all brand new, and freshly stained. Close proximity to the Monklands Soccer fields, both public & catholic schools, plus miles of pathways!