



GRASSROOTS
REALTY GROUP

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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

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete, Slab

Features: Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

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

Welcome to this beautifully maintained, fully finished family home in the desirable community of Sagewood. Offering over 2,000 sq.ft. of developed living space, 4 bedrooms, 3.5 bathrooms, a double attached garage, and upper-floor laundry, this move-in ready home delivers the space and functionality today's families are looking for. The open-concept main floor features rich hardwood flooring, a warm corner fireplace, and a spacious kitchen and dining area overlooking the backyard, creating an ideal space for both everyday living and entertaining. Sliding patio doors lead to the large landscaped yard, complete with a firepit and plenty of room for children, pets, gardening, or summer gatherings. Upstairs, the generous primary suite offers a walk-in closet and private 4-piece ensuite. Two additional bedrooms, another full bathroom, and the convenience of upper-floor laundry complete the second level. The fully finished basement adds valuable living space with a large recreation room, a fourth bedroom, and a beautifully finished 4-piece bathroom, making it perfect for guests, teenagers, a home office, or multi-generational living. Located on a quiet street close to schools, parks, walking pathways, shopping, golf, and everyday amenities, this home offers outstanding value in one of Airdrie's most popular family communities. Don't miss your opportunity to make Sagewood home. Contact your favourite REALTOR® today to book your private showing.