



GRASSROOTS
REALTY GROUP

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207 Sagewood Drive SW
Airdrie, Alberta

MLS # A2320262



\$575,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,495 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC-12-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: n/a

Welcome to this beautifully updated two-storey home in the family-friendly community of Sagewood! Offering 4 bedrooms, 3.5 bathrooms, a fully finished basement, and a double attached garage, this home provides the perfect combination of space, comfort, and functionality. The main floor features an updated kitchen with granite countertops, modern cabinetry, and a stylish backsplash, opening into a spacious dining area and inviting living room complete with a cozy gas fireplace. A versatile den, convenient 2-piece bathroom, and direct access to the double attached garage complete the main level. The thoughtful layout is ideal for both everyday living and entertaining. Upstairs, you'll find a spacious primary bedroom featuring a walk-in closet and private 3-piece ensuite. Two additional generously sized bedrooms and a 4-piece bathroom provide plenty of space for family and guests. Brand-new carpet throughout the upper level adds a fresh and modern touch. The fully finished basement offers even more living space with a large recreation room, fourth bedroom, and an additional full bathroom, making it perfect for teenagers, guests, a home office, or a growing family. Step outside to enjoy the sunny south-facing backyard, where you'll find a beautiful two-tier deck and plenty of green space for children, pets, and summer gatherings. Ideally located close to schools, parks, walking paths, shopping, and all the amenities Sagewood has to offer, this move-in-ready home is ready to welcome its next owners. Book your private viewing today!