



**438 Sagewood Park SW**  
**Airdrie, Alberta**

**MLS # A2323303**



**\$679,900**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,951 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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>	DC-12-C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** n/a

\*Watch the video\* Public Open House: June 27th: 12 pm - 3pm & June 28th: 12pm - 2pm. Home Sweet Home! A rare opportunity to own one of the best lots in the community with breathtaking views! Nestled in the highly sought-after family-friendly community of Sagewood, this beautifully renovated home backs directly onto a tranquil canals, scenic walking trails, and expansive green space. Offering over 2,700 SQFT of developed living space, including a fully finished walkout basement, this home combines stunning views, modern upgrades, and exceptional functionality. CANALS + GREEN SPACE VIEWS| SHORT WALK TO C.W. PERRY SCHOOL | 3 BEDROOMS | 3.5 BATHROOMS | HUGE BONUS ROOM WITH VAULTED CEILINGS | SOUTH BACKYARD | BRAND NEW QUARTZ COUNTERTOPS + SINKS | BRAND NEW POT LIGHTS | BRAND NEW LIGHTING FIXTURES | CARPET (2025) | BRAND NEW BASEMENT BATHROOM | BRAND NEW BASEMENT WET BAR | BUILT-IN SPEAKERS | BIG BACKYARD. Step inside and be welcomed by a bright and spacious living room featuring large south-facing windows that flood the home with natural sunlight throughout the day. The beautifully updated kitchen offers sleek quartz countertops, stainless steel appliances, ample cabinetry, and a convenient corner pantry. The adjoining dining area features soaring vaulted ceilings and overlooks the picturesque pond and green space beyond. Step out onto the elevated deck and take in the astonishing canals views— an ideal setting for morning coffee, evening sunsets, or entertaining family and friends. Upstairs, you'll find an impressive bonus room with vaulted ceilings and pot lights, creating the perfect space for movie nights, a family lounge, or a home office. 3 spacious bedrooms! Starting off your lavish primary bedrooms overlooking the

green space and pond views offers a massive walk-in closet and an ensuite with standing shower and a jetted tub. The 2 other room shared a common shared bathroom. The fully finished walkout basement adds incredible versatility, featuring a spacious studio-style layout, a brand-new wet bar, and a full bathroom with a stand-up shower—perfect for extended family, guests, or additional recreation space. Outside, the south-facing backyard offers endless enjoyment with plenty of room for children to play, summer BBQs, a fire pit, and direct access to the walking paths and green space behind. Located within close proximity to schools, parks, playgrounds, shopping, and everyday amenities, this exceptional property delivers the perfect blend of comfort, style, and location. Modern upgrades, a walkout basement, breathtaking canal views, and one of Sagewood's premier locations—this is a home that truly has it all. Don't miss your opportunity to make it yours! (The pond behind is going through storm water management upgrades project. The canal water in photos are AI generated)