



**438 Sagewood Drive SW**  
**Airdrie, Alberta**

**MLS # A2233228**



**\$589,900**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,492 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

From the moment you arrive, you will appreciate the meticulously landscaped front yard and charming front porch, perfect for morning coffee. Step inside to a spacious and inviting living room, filled with natural light from a large front window. The heart of the home is the beautifully appointed kitchen, featuring granite countertops, a large center island, and stainless steel appliances. The kitchen flows seamlessly into a generous dining area, making it ideal for entertaining. Upstairs, you will find 3 good-sized bedrooms, including a spacious primary suite complete with a walk-in closet and a private ensuite. Convenient upper-level laundry adds to the functionality of this smart layout. The fully finished lower level offers even more space with a cozy family room, a 4th bedroom, a 2 pc bathroom, and ample storage, all completed with Dricore subflooring and a water softener for added comfort. Step out back to your private oasis, a beautifully landscaped yard with a two-tiered deck, a detached garage with an oversized door, and a large storage shed. Sagewood is a family friendly community with nearby shopping, schools, pathways, and parks, everything you need is right here. Don't miss your opportunity to make this fantastic home yours!