



**GRASSROOTS**  
REALTY GROUP

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**114 Sagewood Drive SW**  
**Airdrie, Alberta**

**MLS # A2237769**



**\$564,900**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,585 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Pantry		

**Inclusions:** Bar, Shelves in basement , alarm system not set up

MOVE IN READY! Vacant-Professionally cleaned-This isn't your average duplex &ndash; only the small SW wall is shared where the garage connects, giving you the feel of a fully detached home with added privacy. Inside, you'll find a bright and stylish space with thoughtful details throughout: hardwood floors, full-height white cabinetry, quartz countertops, 9' ceilings, and large windows that flood the home with natural light. Upstairs features a spacious primary suite with a walk-in closet and full ensuite, plus two additional bedrooms and a full four-piece bathroom &ndash; perfect for family living. There's also a versatile bonus room ideal for a home office, playroom, or quiet lounge space. On the main floor, the open-concept layout is warm and welcoming, with a cozy fireplace and a large island that makes entertaining easy. Step outside to your own private retreat: a 19' x 8' deck overlooking a beautifully landscaped backyard filled with mature trees. There's plenty of extra storage tucked under the deck and along the side yard, and the built-in fire pit area makes it the perfect spot for summer evenings and weekend hangouts. And the best part-The fully finished basement is completely unique &ndash; designed for fun, creativity, and relaxation. Whether you're thinking home theatre, workout space, games room, or a stylish hangout zone, this one of a kind basement is ready to go. Located in a quiet, family-friendly neighborhood close to schools, green spaces, playgrounds, shopping, and canal pathways, this home offers the perfect balance of style, comfort, and convenience.