

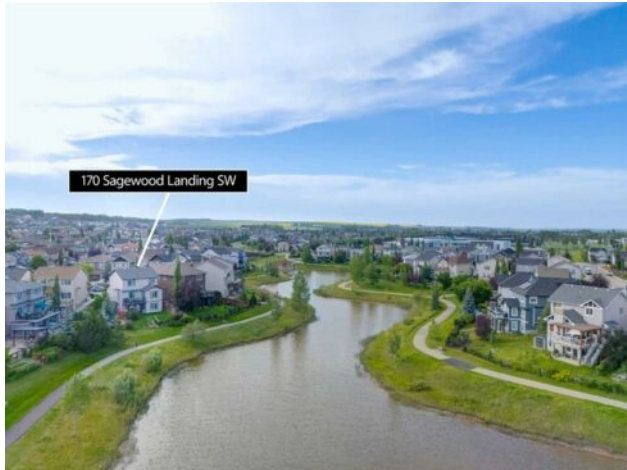


GRASSROOTS
REALTY GROUP

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170 Sagewood Landing SW
Airdrie, Alberta

MLS # A2243135



\$674,999

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,519 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Pantry		

Inclusions: n/a

****Walkout Home Backing onto Pond & Pathways | Almost 2,300 Sq Ft of Living Space **** Welcome to this beautifully situated 2-storey walkout home, tucked away in a quiet cul-de-sac in Airdrie. Set on a spacious pie-shaped lot, this property backs onto serene walking paths and a picturesque pond—perfect for those who love peaceful views and easy outdoor access. With almost 2,300 sq ft of well-designed living space, the main floor features an open-concept layout. The family room offers a large picture window that perfectly frames the pond view. The kitchen provides ample cabinetry, generous counter space, and a sunny dining nook. Step outside to the upper deck where you’ll enjoy tranquil morning sunrises over the water. The main floor also has a convenient home office OR could be a guest bedroom and a 2-piece bathroom completes the main level. Upstairs, you’ll find three well-sized bedrooms, including a spacious primary suite with a walk-in closet and a 3-piece ensuite featuring a relaxing soaker tub. A full 4-piece bath serves the two additional bedrooms. The fully developed walkout basement expands your living space with a large rec room/family area complete with a cozy fireplace, a 3-piece bathroom, and a designated laundry room. This home offers incredible value in a sought-after location—ideal for families, nature lovers, and anyone seeking a blend of comfort and convenience. Don’t miss your opportunity to view this gem. Book your showing today!