



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**270 Sagewood Gardens SW**  
**Airdrie, Alberta**

**MLS # A2255984**



**\$565,000**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,207 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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	<b>Zoning:</b>	DC-14
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Pantry, Storage		

**Inclusions:** N/A

**\*\*OPEN HOUSE Saturday, September 13 1:00pm to 3:00pm\*\*** Looking for a home that makes family life easier and more enjoyable? The family-friendly community of Sagewood is ready to welcome you home! Discover the perfect blend of comfort and function in this sun-filled open-concept layout. Through the updated kitchen you'll find a powder room next to the mud area, which leads to a full-width deck in the backyard, perfect for soaking up the sun and entertaining. With a larger lot than most, there's no need to sacrifice yard space for parking! Families will appreciate the double detached garage backing onto a paved alleyway lined with scenic walking paths that give direct access to Airdrie's extensive trail network. These paths lead you to a beautiful canal a few blocks away. Upstairs, you'll find all three bedrooms and a full bathroom thoughtfully located together. The fully finished basement offers extra living space with endless potential for a teen hangout, a home office/gym, or a homework area, complete with another full bathroom. C.W. Perry Middle School and the Monkland Fields are situated within walking distance, making your morning routine and after-school activities a breeze. Enjoy quick access to weekend fun and relaxation at Woodside Golf Course across 1st Avenue. This welcoming and walkable community offers a lifestyle you'll love coming home to!