



GRASSROOTS
REALTY GROUP

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270 Sagewood Gardens SW
Airdrie, Alberta

MLS # A2255984



\$545,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,207 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-14
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Pantry, Storage		

Inclusions: N/A

Looking for a place where life flows effortlessly and outdoor space is never in short supply? Look no further! This thoughtfully designed Sagewood home offers a sun-filled, efficient layout that maximizes every square foot! Step through the cozy living area featuring a toasty gas fireplace into a bright and functional eat-in kitchen. Stainless steel appliances and two-tone cabinetry set the scene for intimate family gatherings and every day meal prep. A convenient mud space and powder room off the kitchen flow seamlessly onto a full-width deck in a spacious backyard. No more compromising yard space for parking here! There's ample room for vehicles and toys while still providing spots for gardening, playing, entertainment, or to simply relax. And thanks to the double detached garage with paved alley access, you get both secure parking and beautiful walkable surroundings. Just beyond the backyard you'll find scenic pathways connected to Airdrie's extensive trail network, leading to the nearby canal and miles of outdoor exploration. Upstairs features three bedrooms conveniently located near a full four-piece bathroom, creating a comfortable and practical layout. The fully finished basement adds valuable versatility, complete with another full bathroom. Whether you envision a home gym or office, teen retreat, or another bedroom, there's plenty of space to make it your own! Located just steps from C.W. Perry School and Monkland Fields, morning routines and after-school activities are a breeze! And with Woodside Golf Course nearby, weekend recreation is within reach. If you're looking for a well-kept home with great outdoor space, a walkable community, and room to grow, this Sagewood gem offers a lifestyle you'll love at a value you'll appreciate. Come experience the comfort and community feel this home offers for

yourself!