



GRASSROOTS
REALTY GROUP

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114 Sagewood Drive SW
Airdrie, Alberta

MLS # A2256205



\$549,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Pantry		

Inclusions: Bar, Shelves in basement , alarm system not set up, garage remote (1)

NO MONTHLY CONDO FEES!! This isn't your average duplex – 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 – 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 – 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.