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389 Sagewood Drive SW Airdrie, Alberta

MLS # A2260180



\$599,900

Division: Sagewood Residential/House Type: Style: 2 Storey Size: 1,668 sq.ft. Age: 2006 (19 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Double Garage Detached, Heated Garage, Parking Pad, Triple Garage Detac Lot Size: 0.10 Acre Lot Feat: Back Lane, Back Yard, Corner Lot, Landscaped, Level

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:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions:

None

*** OPEN HOUSE 1PM - 3PM, Saturday & Sunday, October 11th & 12th *** AFFORDABLE SAGEWOOD GEM - CORNER LOT -HEATED 2.5 GARAGE - PRIDE OF OWNERSHIP. Opportunities like this don't come up often! Located in the family-friendly community of Sagewood, this beautifully maintained 2-storey home offers exceptional value for first-time buyers, growing families, or anyone looking for space, upgrades, and a prime location. Inside, you're welcomed by a private front foyer and dedicated office, offering a quiet space for remote work or study. The main floor boasts hardwood flooring, a spacious open-concept layout, and a renovated kitchen complete with quartz countertops, GAS stove, and a kitchen island-designed for both everyday living and gatherings. Upstairs you' Il find three generously sized bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet, along with NEW upper-level WASHER/DRYER and a full second bathroom. The finished basement provides a large rec room and two additional storage rooms for added flexibility. There may be room for an additional bedroom in the basement as well. Set on a landscaped corner lot, this property features a rare extended 2.5-car heated (NEW GAS Furnace) garage (33' x 23') or TRIPLE if you have smaller cars and a massive rear deck that connects seamlessly from the back door of the home to the garage - an ideal setup for outdoor living and entertaining. You will also find a useful cement parking pad in the back (13x20) The fully fenced, low-maintenance yard is perfect for relaxing, gardening, or hosting. Additional highlights include NEW central A/C, an electric fireplace in the basement, NEWER Hot water tank and thoughtful details throughout. Enjoy walking distance to schools, parks, and trails, and quick access to Chinook Winds Park

