



**GRASSROOTS**  
REALTY GROUP

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**354 Sagewood Drive SW**  
**Airdrie, Alberta**

**MLS # A2260420**



**\$609,000**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sagewood                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                      |               |                   |
| <b>Size:</b>     | 1,534 sq.ft.                                                  | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 4                                                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Views               |               |                   |

|                    |                                                            |
|--------------------|------------------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                    |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank                              |
| <b>Roof:</b>       | Asphalt Shingle                                            |
| <b>Basement:</b>   | Finished, Full                                             |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                   |
| <b>Foundation:</b> | Poured Concrete                                            |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s) |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | R1 |
| <b>Utilities:</b> | -  |

**Inclusions:** N/A

Freshly painted throughout and featuring a brand-new garage door, this home is a must-see to appreciate truly! Welcome to this fantastic family home nestled in the highly desirable community of Sagewood—a neighbourhood surrounded by parks, pathways, and schools, offering the perfect setting for an active, family-friendly lifestyle. From the moment you step through the front door, you'll feel right at home in this thoughtfully designed space. Beautiful luxury vinyl plank flooring flows throughout the main level, guiding you through an open-concept layout that seamlessly connects the family room, dining area, and kitchen. Large windows frame stunning views of the serene pond behind the home—an ideal backdrop for relaxing evenings or morning coffee. The main floor also includes a convenient powder room and a well-designed mudroom with built-in lockers, keeping your family's everyday essentials organized and out of sight. Upstairs, you'll find two generous secondary bedrooms, a full bathroom, and a dedicated laundry area for added convenience. The spacious primary suite serves as your private retreat, complete with a walk-in closet and a relaxing ensuite bathroom—your very own oasis at the end of the day. The fully finished basement offers even more living space, featuring a cozy rec room that's perfect for movie nights, a fourth bedroom, and an additional bathroom—ideal for guests or growing families. Step outside to enjoy a large, fully fenced backyard with a dog run, perfect for your furry friends and outdoor entertaining. The double attached garage adds both functionality and convenience. Homes like this in Sagewood don't come along often—don't miss your chance! Schedule your private showing today and fall in love with everything this beautiful home has

to offer.