



GRASSROOTS
REALTY GROUP

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114 Sagewood Drive SW
Airdrie, Alberta

MLS # A2261735



\$539,000

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)

Family Living at Its Best ~Tucked into a quiet, family-friendly street, this beautifully crafted semi-attached home feels every bit like a standalone house. Only a small shared wall where the garages meet connects you to your neighbor, offering added privacy and peace. From the moment you step inside, warmth welcomes you in. Sunlight pours through large windows onto rich hardwood floors, filling every corner with a bright, cheerful glow. The heart of the home is designed for connection, with an open-concept main floor where a cozy fireplace sets the tone for movie nights and the spacious kitchen island invites family breakfasts and after-school snacks. Full-height white cabinetry, quartz countertops, and 9' ceilings add a sense of space and style throughout. Upstairs is where family life truly flourishes. A generous primary suite with walk-in closet and ensuite offers a restful retreat, while two additional bedrooms and a full four-piece bathroom provide comfort and space for growing families. A versatile bonus room can easily become a play area, home office, or quiet reading nook — whatever suits your lifestyle best. Step outside and you'll find your own private backyard escape. A large 19' x 8' deck overlooks a beautifully landscaped yard shaded by mature trees, with storage tucked neatly under the deck and along the side yard. A charming sitting area creates the perfect spot to relax, unwind, or gather with friends and family. Downstairs, a fully finished basement adds a whole new layer of possibility. Whether you envision a home theatre, workout studio, games room, or creative space, this one-of-a-kind lower level is ready for whatever you dream up. And location? It's hard to beat. An elementary school is just 100 yards away via a safe pathway, making morning drop-offs a breeze, while the middle school is a mere

three-minute walk. Parks, playgrounds, golf course, shopping, and canal pathways are all walking distance, making this a place where kids can grow, friendships can flourish, and memories are made just steps from your front door. This is more than a house. It's a home designed for real family living.