



**GRASSROOTS**  
REALTY GROUP

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**332 Sagewood Landing SW**  
**Airdrie, Alberta**

**MLS # A2262141**



**\$599,900**

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sagewood                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                                      |               |                   |
| <b>Size:</b>     | 1,991 sq.ft.                                                                  | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                                                                             | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener    |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Recta |               |                   |

|                    |                                                                           |                   |    |
|--------------------|---------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                                                          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed                                                                     | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s) |                   |    |

**Inclusions:** fridge, stove, built in dishwasher, microwave hood cover, washer, dryer, all window coverings, garage door opener with no remotes, shed (former exterior sauna)

OPEN HOUSE SATURDAY OCTOBER 25, 2025 1:00 pm - 4:00 pm Ideally situated in the vibrant, family-friendly community of Sagewood, this well-maintained home offers the perfect blend of comfort, space, and style. From the moment you arrive, the inviting curb appeal sets the stage for what awaits inside. Step into a spacious foyer with direct access to a bright home office/flex room, perfect for remote work or hobbies. The open-concept layout across the rear of the home is designed for both everyday living and entertaining. The kitchen features a large island and corner pantry—ideal for the family chef—while the adjoining dining area easily accommodates everything from quiet dinners to larger gatherings. A rear door leads to a sunny two-level south deck and lower patio, extending your living space outdoors. The living room is filled with natural light from expansive windows and anchored by a cozy gas fireplace, creating a warm and welcoming atmosphere. Everyday convenience is built in with a main-floor laundry and mudroom. Upstairs, a versatile loft provides the perfect spot for a playroom, home office, or lounge. Three well-appointed bedrooms complete the upper level, including a spacious primary suite with a walk-in closet, soaker tub, and separate shower. The lower level offers plenty of potential for a future development tailored to your family’s needs. The front exterior of the home was re-done after the 2014 hailstorm, and with an additional 2” Styrofoam insulation in the exterior walls, as well as a new high efficiency furnace installed in 2024, this makes for a very energy efficient home. All of this is located on a quiet street in the heart of Sagewood, just a short walk to schools, canals, walking/biking paths, soccer fields, and outdoor skating rinks. Don’t miss the chance to make this exceptional home

yours&mdash;book your private showing today!