



GRASSROOTS
REALTY GROUP

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**2227 Sagewood Heights SW
Airdrie, Alberta**

MLS # A2262741



\$640,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,052 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Built-in Features

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

This Beautiful 4 bedroom home can not be seen with the naked eye. USE YOUR HEART and feel it. It screams of love and family or the dream of either. With some fresh off-white paint on the walls, coupled with its huge windows and spotless surfaces, the natural light intensity is blinding as light bounces off surfaces. When you step in through the main entrance, you will know instantly before you proceed, if this is for you. Right next to the foyer is the cozy flex room, ideal for office space if you work from home. Preferably, this space is where you relax to read a book and listen to soft music or play the piano. This space opens up to the huge and bright living area, with a fireplace and built in wall cabinets to display your most precious ornaments. This family nest is air conditioned for the blistering summers we now frequently have in Alberta. A new furnace and hot water tank were installed 3 years ago. The mechanicals of this house are running well and efficiently, giving you less reason to worry during the winter months. The basement also features the 4th bedroom and an additional 3 piece bath. The basement REC room is a magical spot for family movie nights. The backyard has an upper and a lower deck, perfect for family gatherings, BBQs and or chilling throughout warm spring and summer nights. The attached garage is heated - perfect for Alberta winters. This home is just a few minutes away from amenities, close to CW Perry Jr High and many playgrounds and paths.