



GRASSROOTS
REALTY GROUP

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284 Sagewood Landing SW
Airdrie, Alberta

MLS # A2269946



\$585,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,553 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: None

Welcome to the desirable community of Sagewood! This charming and well-kept home offers over 1,550 sq. ft. of developed living space and combines comfort, style, and practicality — perfect for growing families. The main floor welcomes you with a large entry and mudroom off the double attached garage, leading into a bright and spacious living room complete with a cozy fireplace — ideal for relaxing or entertaining guests. The kitchen features ample cupboard space, laminate countertops, and a great layout for everyday cooking. A 2-piece powder room completes this level. Upstairs, discover three generous bedrooms, including a primary bedroom with a 4-piece ensuite bathroom and an additional 4-piece bath for family or guests. Step outside to enjoy the finished back deck, perfect for summer BBQs, surrounded by low-maintenance landscaping in both the front and backyard. The partially finished basement has large windows and offers excellent potential for the new owner to personalize. Additional updates include a new roof (2021) and a new furnace (January 2023). Situated in a quiet, family-friendly community, this home is close to schools, parks, shopping, and public transit. A wonderful opportunity to own a beautiful family home in Sagewood — book your showing today!