



GRASSROOTS
REALTY GROUP

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230 Sagewood Grove SW
Airdrie, Alberta

MLS # A2271738



\$635,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,430 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden, Greenbel		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-12-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks		

Inclusions: Shed, Garden Boxes

Say hello to the Sagewood stunner that brings ALL the GOOD VIBES. This 4 bed / 3.5 bath WALKOUT backs right ONTO THE POND, serving up serene water VIEWS and a WEST-FACING backyard that turns every evening into golden hour. And more—it's tucked on one of Sagewood's quietest, most sought-after streets. Private, peaceful, perfect. Step inside and the main floor hits you with SUNNY, OPEN-CONCEPT LIVING: a granite island big enough for homework, happy hour, or full-on snack attacks; a cozy gas FIREPLACE; and a BALCONY where the VIEW basically demands coffee at sunrise and cocktails at sunset. Upstairs, the PRIMARY SUITE is your personal HIDEAWAY, complete with a walk-in closet and ensuite to unwind in. Two more bedrooms and a full bathroom round out the level with easy, everyday FUNCTIONALITY. But the real flex? The FULLY FINISHED WALKOUT BASEMENT. A bright family room with another FIREPLACE, a 4TH BEDROOM, a full bath, and DIRECT ACCESS to your covered patio and BACKYARD OASIS. It's the ideal setup for teens, guests, in-laws—or your future Airbnb empire. With UPDATED FINISHES, AIR CONDITIONING, and an unbeatable location steps from waterfront pathways, this home delivers the lifestyle people move to Sagewood for along with CLOSE PROXIMITY to schools, shopping and amenities. The views are real. The privacy is rare and the opportunity…hard to resist! Check out the video and virtual tour then call your favourite Realtor quickly before this opportunity goes to another savvy buyer!