



**228 Sagewood Landing SW
Airdrie, Alberta**

MLS # A2273576



\$719,900

Division: Sagewood

Type: Residential/House

Style: 2 Storey

Size: 1,942 sq.ft. **Age:** 2007 (19 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.11 Acre

Lot Feat: Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Pantry

Inclusions: Refrigerator in basement, washer/dryer in basement, hot plate in basement, counter-top convection oven in basement,

* OPEN HOUSE SUN JAN 4th 2 to 4* Welcome to this spacious two-storey family home in the highly sought-after Sagewood community. This property presents a rare blend of comfort and versatility, featuring a total of 4 bedrooms and 3.5 bathrooms. Recently refreshed with modern lighting fixtures and new blinds throughout, the home radiates a bright, appealing atmosphere. The main floor boasts an open-concept living area with a cozy gas fireplace, perfectly flowing into the dining room where you can step out onto a spacious balcony offering serene, direct views of the pond—your perfect spot for morning coffee or evening entertaining. Upstairs, the separation provided by the central staircase leads to a bright bonus room with vaulted ceilings, ideal for a media room or home office. The primary suite is a true retreat, featuring exceptional pond views, a walk-in closet, and a 4-piece ensuite with an extra-deep soaker tub. Adding significant value and flexibility, the illegal basement suite offers separate access, laundry, a bedroom, and a kitchenette. The expansive backyard is a private oasis with green space, gardens, and an entertainment area, all while providing direct access to the tranquil pond walking paths. Don't miss the opportunity to own this Sagewood gem!