



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**228 Sagewood Landing SW**  
**Airdrie, Alberta**

**MLS # A2273576**



**\$719,900**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Forced Air	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!