



**332 Sagewood Landing SW  
Airdrie, Alberta**

**MLS # A2276420**

**\$549,900**



<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,991 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** fridge, stove, built in dishwasher, microwave hood cover, washer, dryer, all window coverings, garage door opener ( no remotes )

Ideally situated in the vibrant, family-friendly community of Sagewood, this well-maintained home offers the perfect blend of comfort, space, and style. From the moment you arrive, the inviting curb appeal sets the stage for what awaits inside. Step into a spacious foyer with direct access to a bright home office/flex room, perfect for remote work or hobbies. The open-concept layout across the rear of the home is designed for both everyday living and entertaining. The kitchen features a large island and corner pantry—ideal for the family chef—while the adjoining dining area easily accommodates everything from quiet dinners to larger gatherings. A rear door leads to a sunny two-level south deck and lower patio, extending your living space outdoors. The living room is filled with natural light from expansive windows and anchored by a cozy gas fireplace, creating a warm and welcoming atmosphere. Everyday convenience is built in with a main-floor laundry and mudroom. Upstairs, a versatile loft provides the perfect spot for a playroom, home office, or lounge. Three well-appointed bedrooms complete the upper level, including a spacious primary suite with a walk-in closet, soaker tub, and separate shower. The lower level offers plenty of potential for a future development tailored to your family's needs. The front exterior of the home was re-done after the 2014 hailstorm, and with an additional 2" Styrofoam insulation in the exterior walls, as well as a new high efficiency furnace installed in 2024, this makes for a very energy efficient home. All of this is located on a quiet street in the heart of Sagewood, just a short walk to schools, canals, walking/biking paths, soccer fields, and outdoor skating rinks. Don't miss the chance to make this exceptional home yours—book your private showing today!