



GRASSROOTS
REALTY GROUP

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2045 Sagewood Point SW
Airdrie, Alberta

MLS # A2276927



\$619,900

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gazebo, Level, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, Wall mounts, Attached shelving in bedroom, Pool table		

Nestled in the vibrant and family friendly community of Sagewood, this beautifully maintained, fully finished, 2 storey home with air conditioning offers the perfect blend of comfort, space and style! From the moment you arrive, the home's charming curb appeal sets the tone for what's inside. At first glance, you are welcomed by a spacious tiled entry that leaves a lasting first impression and showcases the home's open concept design. The kitchen is a chef's delight, featuring a generous island, modern subway tile, an abundance of cabinetry, gas stove and a convenient pantry. The adjacent dining area is ideal for family gatherings, with patio doors leading out to the stunning, fully landscaped, south facing backyard. A sun filled living room, with expansive windows flood the space with natural light. A cozy gas fireplace adds warmth and ambiance; perfect for relaxing evenings at home. Thoughtfully designed for everyday convenience, the main floor also includes a laundry and mud room, providing both function and ease. Upstairs, a spacious bonus room offers a versatile space for a home office, playroom, or additional lounge area. You'll also find a 4 piece bathroom and three well appointed bedrooms; one being your primary suite, boasting an ensuite with a soaker tub and a walk in closet. The permitted, fully finished lower level extends the living space with a stylish three piece bathroom, an expansive recreation room perfect for movie nights or entertaining, a designated pool table area, a fourth bedroom ideal for guests or a home office and generous storage throughout. Step outside into your private backyard oasis with a privacy wall and gazebo, surrounded by mature trees and lush greenery; the perfect setting for summer relaxation or entertaining guests. This home is located in the heart of Sagewood just steps away to the school, the

canals, walking/biking paths, soccer fields and outdoor skating rinks. Book your private showing today!