



GRASSROOTS
REALTY GROUP

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**2260 Sagewood Heights SW
Airdrie, Alberta**

MLS # A2279669



\$575,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,465 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Level, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan		

Inclusions: .

This upgraded, fully finished family home is a must-see! Offering over 2,100 sq. ft. of fully finished, air-conditioned living space, this home features 4 bedrooms and 2.5 bathrooms with a bright, functional layout. The main floor welcomes you with an open-concept floor plan, showcasing a newly updated kitchen with eating area, a convenient 2-piece powder room, and a comfortable living room filled with natural light from the large windows and generous sunny west-facing backyard. Upstairs, the spacious primary bedroom includes a 3-piece ensuite and walk-in closet, while two additional bedrooms and a 4-piece main bathroom complete the upper level. The fully finished basement offers a large recreation room and a fourth bedroom with double closets, providing flexible space for guests, teens, or a home office. Additional upgrades include permanent programmable exterior lighting, adding year-round curb appeal and convenience. Ideally located close to schools, parks, and pathways, this home is perfect for comfortable family living.