



GRASSROOTS
REALTY GROUP

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

351 Sagewood Place SW
Airdrie, Alberta

MLS # A2280859



\$639,900

Division:	Sagewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,287 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Cork, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		

Inclusions: Veggie garden box in backyard & Elliptical machine

OPEN HOUSE SATURDAY JAN 24 1PM-3PM! Welcome to this bright and spacious walkout bungalow, where peaceful pathway and pond views create the perfect everyday escape. Upon entering, you'll find a generous office or formal dining space, ideal for working from home or hosting family dinners. The main living area opens into a bright, open-concept layout with vaulted ceilings, large windows, a cozy gas fireplace, and a warm, timeless feel thanks to hardwood flooring that starts at the entry and flows into the kitchen. Take in the views from the kitchen, dining, or living room, or step out onto the deck to enjoy the serene setting any time of day. The main-floor primary retreat features a stunning custom-tiled shower, perfect for unwinding after a long day, and the laundry is conveniently located on the main level. Downstairs, you'll find a fully finished walkout basement with cork flooring, a spacious family room with surround sound built-in speakers, a second fireplace, two generous bedrooms, and a 3-piece bath featuring a rain shower. With an incredible layout and an unbeatable walkout setting, this home is the complete bungalow package. Recent updates include newer appliances (November 2022), including the furnace, hot water tank, washer, dryer, stove, and dishwasher. The home was painted in 2022 (excluding closets), a humidifier was added in 2024, upgraded ventilation fans were installed in all upstairs bathrooms, and select basement windows were replaced with triple-pane windows for improved energy efficiency. Additional blown-in attic insulation was added in 2025.