



GRASSROOTS
REALTY GROUP

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270 Sagewood Gardens SW
Airdrie, Alberta

MLS # A2281938



\$519,999

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,214 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC-14
Utilities:	-

Inclusions: N/A

If you're looking for a bright, well cared for home with a functional layout and a great backyard, this Sagewood property is worth a look. The main floor features a cozy living room with a gas fireplace, plus an eat in kitchen with stainless steel appliances and two tone cabinetry. You'll also find a mudroom, powder room, and access to a full width deck off the kitchen. The backyard offers plenty of room for kids, pets, gardening, or entertaining, and there's still space for the double detached garage with paved alley access. You're also close to pathways that connect into Airdrie's trail system and the canal. Upstairs has three bedrooms and a full four piece bathroom, while the finished basement adds extra living space and another full bathroom, giving you flexibility for an office, gym, or guest area. Located just steps from C.W. Perry School and Monkland Fields, with Woodside Golf Course nearby as well. Come take a look and see if this one feels like home.