



**2051 Sagewood Rise SW
Airdrie, Alberta**

MLS # A2289803



\$550,000

Division:	Sagewood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,505 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Gazebo, Landscaped, No Back Lane, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home		

Inclusions: NA

Welcome to this beautiful custom bi-level home located on a desirable corner lot in the family-friendly community of Sagewood in Airdrie. With a sunny south-facing backyard complete with a charming pergola, this home offers the perfect setting for relaxing or entertaining outdoors. The spacious front entrance greets you with soaring ceilings, creating a bright and inviting first impression. The thoughtfully designed main floor features three bedrooms and two full bathrooms, including a generous primary suite that easily accommodates a king-sized bed, along with a walk-in closet and a luxurious 4-piece ensuite showcasing a separate corner soaker tub and standalone shower. Just a few steps down are two well-sized secondary bedrooms and an additional 4-piece bath. The open-concept kitchen, dining, and living areas are ideal for modern family living, highlighted by a large kitchen island with breakfast bar, a corner gas fireplace in the living room, and a dining space spacious enough for everyday meals or hosting guests. Abundant windows throughout the main floor flood the home with natural light. The fully developed basement adds even more functional space with a fourth bedroom, full bathroom, expansive rec room, dedicated games area, laundry room, and ample storage including additional space under the stairs. Completing this exceptional property is a double attached garage. This well-designed home truly offers the right space in all the right places for comfortable family living.