



**340 Sagewood Place SW
Airdrie, Alberta**

MLS # A2294268



\$599,900

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,854 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry		

Inclusions: None

Meet "Sage" - The Natural Light Lover's Dream - Situated on a large corner lot in Sagewood, this well-maintained home offers space, light, and flexibility both inside and out, complete with an attached double garage. The west-facing backyard is ideal for evening sun and features a brand new deck (2025), with potential for RV parking, adding even more versatility. Inside, the main floor is bright and inviting with abundant natural light, a functional kitchen complete with pantry and eating bar, and recent upgrades including a new fridge (2025), gas range (2022), and hood fan (2026). The living room centers around a cozy gas fireplace with an abundance of windows, while a convenient 2-piece bathroom and laundry room featuring a new washer (2025) and dryer (2026) complete the level. Upstairs, a spacious bonus room provides flexible living space, complemented by a large primary bedroom with a 4-piece ensuite and two additional bedrooms and a full bathroom. The fully developed basement expands your options with a large rec room, a spacious bedroom with attached den space, and a framed-in bathroom with rough-in already in place to easily complete a basement bathroom. Additional updates include a newer hot water tank (2023) and fresh paint throughout the main living areas, bonus room, and basement, giving the home a clean, move-in-ready feel. Located in the established community of Sagewood, close to parks, schools, and everyday amenities, this is a strong opportunity for buyers seeking both comfort and long-term potential.