



**2272 Sagewood Heights SW
Airdrie, Alberta**

MLS # A2296034



\$600,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,857 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Level, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Vinyl Windows		

Inclusions: N/A

Welcome to over 2,600 SQUARE FEET of living space with NO REAR NEIGHBOURS & a 34 FOOT DRIVEWAY! Out front the first thing you notice is the huge driveway, perfect for extra cars or your RV. As you enter you come into the family size entrance way, you'll notice the HARDWOOD FLOORING which leads directly into the main space of the home. The kitchen features lots of cabinets, plenty of countertop space, and a huge WALK-IN PANTRY. The living room features plenty of windows and a Gas Fireplace. Moving into the dining room you'll notice the large west facing patio door brings in a lot of natural light, and is plenty big enough for your family table. Completing the main level is your laundry room & half bathroom. Moving upstairs you'll notice the BRAND NEW CARPET up here. Upstairs you'll find the oversized bonus room at the front of the home with vinyl plank flooring that could be a 4th upper bedroom if needed! The master bedroom features a bright west facing window, lots of space for your king size bed, and a 5 PIECE EN-SUITE with double sinks, separate tub & shower. Making up the rest of your upper level are the 2nd & 3rd bedrooms. Both complete with that same vinyl plank flooring as the bonus room, and of course your 4 piece main bathroom. Moving downstairs You'll find it's currently set up as a hair studio, with a hair sink where the bathroom rough in is located, a large rec room area, and a MASSIVE BASEMENT BEDROOM! Out back is a two-tiered deck, perfect for entertaining, and still plenty of yard space for the kids or dogs, with no rear neighbours behind you! Book your showing today.