



**138 Sagewood Landing SW
Airdrie, Alberta**

MLS # A2296079



\$580,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,705 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: hot tub, natural gas fire pit, dry sauna

OPEN HOUSE Sunday March 29, from 12pm to 2pm Welcome to the desirable, family-friendly community of Sagewood in Airdrie! This immaculate, 2-story original-owner home offers over 1,705 sq ft of well-designed living space on a quiet street, featuring 3 bedrooms and 3 bathrooms. Pride of ownership is evident throughout, with numerous updates and upgrades. The bright, open-concept main floor showcases a beautifully renovated kitchen complete with stainless steel appliances, sleek granite countertops, an island, ample cabinetry, a walk-in pantry and a cozy breakfast nook. Warm and inviting family room with a cozy fireplace. New luxury vinyl plank flooring runs throughout the main level. Upstairs, you’ll find a spacious primary bedroom with a walk-in closet and a 5-piece ensuite featuring a relaxing soaker tub. Two additional generously sized bedrooms and a convenient upper-level laundry complete the upper floor. The undeveloped basement is roughed in and ready for your creative vision. Step outside to an entertainer’s dream backyard, featuring an extended deck, pergola, gas line for BBQ, and a gas line fire pit. Outdoor LED lighting can be programmed year-round for any occasion. Additional updates include central A/C, fresh paint, a newer washer and dryer, updated lighting and a newer furnace. Ideally located close to schools, shopping, and pathways, with easy access to all amenities. Check out the 3D tour or book your private showing today!