



**212 Sagewood Landing SW  
Airdrie, Alberta**

**MLS # A2297597**



**\$650,000**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,677 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No N		

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

**Inclusions:** Frigidaire Refrigerator, Frigidaire Gas Range (As-is), Hood fan, Frigidaire Dishwasher, Frigidaire Washer/Dryer, Igloo mini fridge, Tv stand in living room, window coverings, Freezer in basement

Imagine starting your morning with coffee on the deck, watching the light dance across the calm pond behind your home. Tucked onto a quiet cul-de-sac with a central island for extra parking, this beautifully maintained home offers a rare mix of privacy, views, and family-friendly living in the heart of Sagewood. Inside, the home is filled with natural light from front to back. On the main floor, the 9' ceilings on the main floor mean bigger front windows overlooking the open square (no home directly in front of you), while the back of the home captures peaceful pond views. The living room features a gas fireplace and large windows, creating a cozy space to relax while enjoying the scenery. The kitchen is made for everyday living, with tons of cabinetry, a large island with seating, gas range, and an oversized pantry conveniently located just off the garage entry. The dining area offers plenty of room to expand for holidays and gatherings. Upstairs you'll find two spacious kids' bedrooms, a main bathroom with double sinks, and a primary retreat that easily fits a king bed. The ensuite features double vanities, a large soaker tub with a view, and a separate shower. The fully finished walkout basement adds a massive rec space with a fresh bathroom, extra storage, and sliding doors leading to the lower patio. Above, the full-width deck offers room for both dining and lounging while overlooking the pond. Knowing this home has been incredibly well maintained will give you peace of mind... Located just steps from C.W. Perry School, ponds, pathways, soccer fields, and outdoor skating rinks, this home delivers the lifestyle Sagewood is known for &mdash; peaceful, connected, and perfect for families.