



**1858 Sagewood Link SW
Airdrie, Alberta**

MLS # A2299526



\$504,900

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,276 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	DC-12-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

AMAZING PRICE on this charming, well cared for home, located in the HIGHLY SOUGHT-AFTER, FAMILY-FRIENDLY COMMUNITY of SAGEWOOD. Just steps from SCHOOLS, PARKS, PLAYGROUNDS, and SCENIC WALKING/BIKING PATHS, and only minutes from shopping, groceries, and restaurants, this location offers the PERFECT BALANCE OF CONVEIENCE & COMMUNITY LIVING. This well-maintained home features 3 bedrooms and 1.5 bathrooms, along with a large backyard, a two-tiered deck, and a double detached garage with alley access. The bright and spacious main floor offers an open-concept layout with large windows that flood the home with natural light, complemented by durable laminate flooring throughout. The kitchen is a true highlight — spacious and thoughtfully designed with ample counter space, generous cabinetry, and windows overlooking the backyard. Whether preparing everyday meals or entertaining guests, this kitchen is both functional and inviting. A convenient main floor powder room, complete with additional storage, adds practicality to the layout. Upstairs, you’ll find the primary bedroom featuring a massive walk-in closet, along with two additional bedrooms and a well-appointed main bathroom offering excellent space and storage. Step outside from the main floor onto the beautiful deck with railings, which flows down to the second tier and into the fully fenced backyard & double detached garage — perfect for soaking up the sun, entertaining, or enjoying quality time with family and friends. THIS IS THE PERFECT OPPORTUNITY TO ENJOY COMFORT, SPACE & COMMUNITY - ALL IN ONE PLACE!