



**2164 Sagewood Heights SW
Airdrie, Alberta**

MLS # A2300228



\$595,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,531 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Quartz Counters		

Inclusions: Curtain rods and drapes, shed x2

Welcome to this flawlessly renovated 1,531 sqft gem in the heart of Sagewood, Airdrie—a home that perfectly balances charm with modern sophistication. The main floor welcomes you with a bright spacious entrance and open-concept layout that has been thoughtfully updated to create a seamless flow between the stylish living areas and the gourmet kitchen. This new kitchen offers stunning white cabinets, a vibrant blue island for that pop of colour, a corner pantry, a perfectly placed sink facing the windows, quartz counters, stainless steel appliances, new lighting, backsplash, and LVP flooring. The adjacent dining area is purposeful and functional yet also provides versatility to pivot the table to entertain large gatherings on those special occasions. The living room can accommodate oversized furniture and is perfectly designed for entertaining in mind. Upstairs, three spacious bedrooms offer a peaceful retreat for the whole family including a spacious primary bedroom with a spa like ensuite and walk in closet. The fully finished basement provides the ultimate flexible space with a bedroom, bathroom, and a flex space which gives you options for a media room, gym, play area or all 3! The outdoor living space is a true showstopper, featuring massive double-tier decks designed for grand-scale entertaining or quiet morning coffees. The expansive backyard is further enhanced by convenient alley access and storage sheds, while the front-attached double car garage ensures your vehicles are protected year-round. Situated in a family-friendly community known for its winding canals and scenic pathways, this home offers a rare combination of turnkey interior luxury and an outdoor oasis that is hard to find.