



**129 Sagewood Landing SW
Airdrie, Alberta**

MLS # A2302771



\$600,000

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|------------------|--|---------------|-------------------|
| Division: | Sagewood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,923 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Faces Front | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Garden, Gazebo, Landscaped | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: Gazebo on back deck, Google nest system, Pixel permanent outdoor lights.

Welcome home to this spacious 4 bedroom, 3.5 bathroom two storey situated on a massive 6200 square foot lot in the sought after Airdrie community of Sagewood. This property offers a fantastic opportunity for investors, renovators, or buyers looking to build equity. It requires some cosmetic upgrades and has been priced accordingly, making it an excellent chance to get into a well built home with plenty of potential. The main floor features gorgeous hardwood plank flooring, a large living room with a gas fireplace, and a bright dining area surrounded by windows overlooking the backyard. The kitchen is designed for both everyday living and entertaining with built in appliances including a double oven, a corner pantry, and a central island with raised eating bar seating. Triple pane windows are featured on the main and upper levels, while the Google Nest smart home system provides added control and convenience, and the Pixel permanent outdoor lighting allows for year round exterior lighting. Upstairs offers a spacious bonus room, upper level laundry, and three well sized bedrooms including a generous primary retreat with a walk in closet and a full ensuite complete with dual vanities, a soaker tub, and a separate shower. The fully finished basement expands your living space with a large recreation area, an additional bedroom or office option, and another full bathroom. The backyard is a true highlight, set on an expansive 6200 square foot lot. It offers a large deck, gazebo, custom fire pit, and plenty of space for kids, pets, and outdoor entertaining. Located on a quiet street, this home is close to schools, parks, pathways, shopping, and amenities, with easy access to major traffic arteries. Don't miss this opportunity, book your private showing today.