



**2090 Sagewood Rise SW
Airdrie, Alberta**

MLS # A2303730



\$625,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Central Vacuum, High Ceilings		

Inclusions: na

Welcome to 2090 Sagewood Rise SW, a beautifully maintained home nestled in the family-friendly community of Sagewood. This inviting property offers the perfect blend of comfort, functionality, and style. Ideal for growing families, first-time buyers, or anyone looking to enjoy a peaceful suburban lifestyle. Step inside to discover a bright and open concept main floor featuring spacious living and dining areas, perfect for entertaining or relaxing with loved ones. The kitchen is thoughtfully designed with ample cabinetry, brand new modern appliances, and a convenient layout that makes everyday living a breeze. all of the carpets in the house have been replaced in the last 5 years. The entire house was professionally painted in 2021. Upstairs, you’ll find a generously sized bonus room, 3 bedrooms, including a comfortable primary retreat complete with walk in closet and spacious 4-piece ensuite bathroom. Basement is fully developed with a mother in law kitchen and illegal suite. Hot water tank was replaced in 2026. Double attached garage is spacious and there is room to park 2 more cars on the paved driveway. Outside, enjoy a fully fenced and landscaped back yard, ideal for kids, pets, or summer gatherings. Whether you’re hosting a BBQ or enjoying a quiet evening outdoors. Located close to schools, parks, walking paths, and all essential amenities, this home also provides quick access to major routes, making commuting simple and convenient. Don’t miss your opportunity to own this charming home in one of Airdrie’s most desirable neighbourhoods. Book your showing today!