



**190 Sagewood Drive SW**  
**Airdrie, Alberta**

**MLS # A2304053**



**\$675,000**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,813 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Square		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<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>	DC-12-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

3 Bedrooms | 2.5 Bathrooms | 1,813 Sq Ft Above Grade | Backs Onto Soccer Fields & School | Main Floor Office | Expanded Concrete Driveway. Welcome to this well-maintained two-storey home in the desirable community of Sagewood in Airdrie, offering 1,813 sq ft above grade with a functional and family-friendly layout. One of the standout features of this home is its location, backing directly onto soccer fields and a school. Enjoy open views, added privacy, and direct access to green space, making it an ideal setting for families. Inside, the home offers a bright and practical layout ideal for everyday living. The main floor features a dedicated office space, perfect for working from home, along with open living and dining areas that flow seamlessly for both daily living and entertaining. Upstairs, you'll find three spacious bedrooms, offering a great separation between living and private spaces. Extensive recent upgrades add immediate value and peace of mind, including a BRAND NEW FURNACE (DECEMBER 2025), 48-HOUR WATERPROOF LAMINATE FLOORING INSTALLED THROUGHOUT (2021), ALL TOILETS REPLACED (2022), and a NEW STOVE AND MICROWAVE (2025). The exterior has also been enhanced with an expanded concrete driveway for additional parking and improved curb appeal, along with concrete side steps leading to the backyard and a custom oversized planter for those who enjoy gardening. Clean, updated, and move-in ready, this Sagewood home is a great opportunity in a well-established, family-friendly community.