



GRASSROOTS
REALTY GROUP

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373 sagewood Drive SW
Airdrie, Alberta

MLS # A2144046



\$689,900

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,166 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Low Maintenance Landscape, Underground Sprinklers		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	residential Single Family
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

COMPLETELY RENOVATED extraordinary family home walking distance to schools and walking trails. BRAND NEW..... QUARTZ countertops, tile backsplash, laminate flooring, carpet, railings, bathrooms, mouldings and trim. This smart floor plan boasts a MAIN FLOOR OFFICE- essential in today's work-from-home world. OPEN CONCEPT living with a large kitchen and island, sunny dining room and great room with stunning oak built-ins. A convenient walk through pantry connects the kitchen to the back entrance and makes unloading groceries quick and easy. UPPER STAIRS FEATURES: large master bedroom, with a beautifully updated ensuite, a separate water closet and walk in closet. Two good sized additional bedrooms share an updated bathroom. Down the hall is your UPSTAIRS LAUNDRY room- no hauling laundry up and down the stairs! A LARGE enclosed BONUS ROOM with closet gives you the flexibility you need for an additional bedroom, a quiet work space, or playroom. The FULLY FINISHED BASEMENT boasts high ceilings, wood floors, a 3 piece bathroom with a custom tile shower and HEATED FLOORS. On one side of the beautiful 2 WAY FIREPLACE is a media room wired for surround sound. On the other side of the fireplace is a recreational room perfect for your card table but is also roughed in for a second laundry and a full kitchen to facilitate MULTIGENERATION living or your dream wet bar. The backyard features extensive landscaping, mature trees that afford privacy, a deck and a lower patio for your firepit or trampoline. The home has 2 hot water tanks, a new high efficiency A/C, an irrigation system in front and back, and 240 wiring in garage. Flexible possession date. Everything has been done for you - just move in and call it home!

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