



**2059 Sagewood Rise SW
Airdrie, Alberta**

MLS # A2149174



\$615,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,526 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: TV Bracket & Arm in Primary, Shed, Attached Shelves & Hooks, 3 Bathroom Make-Up Mirrors.

Pack your boxes, this is the one! Immaculately updated and FULLY FINISHED 4 Bedroom home in a fantastic community, with an attached Double Garage & SOUTH FACING BACKYARD! This open-concept main level features upgraded flooring, and is flooded with sunshine thanks to the many south facing windows. The gourmet Kitchen is perfectly-equipped with SS appliances, modern white cabinetry, a coveted corner Pantry, centre eat-up Kitchen Island, and windows above the sink for a nice view during dish duty! The spacious Living Room w/ shiplap feature wall looks out into the backyard, and the Dining Nook just off the Kitchen walks out sliding glass doors onto the back deck - great for entertaining. You can access the garage through the Mudroom, w/ built-in hooks, and there's an elegant 2-pc Powder Room that completes this main floor. Upstairs you will appreciate the thoughtful layout that offers additional privacy. The Primary Suite hosts rich laminate flooring and a large window, walking through a great 4-pc Ensuite into the WALK-IN CLOSET. There are 2 more generous sized Bedrooms upstairs, a shared 4-pc Bathroom, Linen Closet, and UPPER-FLOOR LAUNDRY Room for ultimate convenience. A fully finished Basement awaits, just move-in and enjoy! The giant Rec Room has recessed lighting to highlight the tall ceilings, there's also a large Bedroom, beautiful 4-pc Bathroom, and storage. One of the best features of this home is the equally impressive outdoor space, in the fully-fenced south facing backyard. Hosting a composite deck w/ white metal railings, endless space for your future gardens or trampoline, lush trees and grass, and already a big Shed to hide everything away. This one truly checks all the boxes, also located walking distance from pathways, schools, playgrounds and all the thriving amenities Airdrie

has to offer. This exceptional family home will not last long, come see it today!