



**358 Sagewood Gardens SW  
Airdrie, Alberta**

**MLS # A2149736**



**\$724,700**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,186 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Vinyl Plank

**Roof:** Asphalt

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** None

Fantastic opportunity to own this fully finished two-story walk-out with almost 3,000 sq ft of living space. The location is unbeatable, backing onto a pond and walking path, with the southwest sun offering endless ways to enjoy the summer. As you enter, you'll find a flex-space with multiple uses, including a music room, reading area, or kids' playroom. Moving towards the back of the main floor, you'll discover a spacious living area with built-in shelving, a nice-sized eating area, and a kitchen with ample room for meal preparation. Natural light floods the home, inviting you to step out onto the back deck that spans the width of the house. Upstairs, you'll find three impressively sized bedrooms, including two large secondary rooms. The master suite is a sanctuary with abundant space, a great-sized walk-in closet, and an ensuite bathroom. The second full bathroom upstairs features dual sinks, perfect for the kids. The basement is complete with an open living area, a gas fireplace, the fourth bedroom, a full bath, and plenty of storage. The pie-shaped yard offers endless opportunities for playing sports with the kids or entertaining family and friends. Located on a quiet, family-friendly street and close to all necessary amenities, this home is a fantastic opportunity. Don't miss out—call for a private showing today! Thanks for reading. Have a great day.