



**190 Sagewood Grove SW**  
**Airdrie, Alberta**

**MLS # A2152828**



**\$724,900**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,145 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, See Remarks		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Central, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-12-C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed		

This fully developed WALK OUT HOME is PERFECTLY situated on a QUIET STREET backing South with VIEWS and walking paths. With over 3100 sqft of developed space, and CENTRAL AIR, The owners have thoughtfully maintained and developed this home with FAMILY in mind! The main floor features HIGH CEILINGS, ample storage in both the main and garage entrances, and an OPEN CONCEPT floorplan presenting an enormous CHEF’S KITCHEN, dining room and living room. The living room features a COZY GAS FIREPLACE flanked in TILE. The GOURMET KITCHEN boasts magnificent GRANITE countertops, beautiful cabinetry, a LARGE ISLAND, UPGRADED appliances and WALK THROUGH PANTRY. The dining room flows out onto the UPPER DECK for your morning coffee or BBQ’s with BEAUTIFUL SOUTH VIEWS. The second floor of the home features 4 generous sized bedrooms, including a very spacious primary suite with walk-in closet and ensuite, bonus room, full bath and laundry room. The WALK OUT basement has been PROFESSIONALLY FINISHED with a large bedroom, full bathroom, rec room and a ton of storage space. Gemstone lighting wraps the house and adds to the incredible curb appeal. Discover the ultimate in functionality and comfort with the beautifully upgraded garage space, featuring drywall and an efficient heating system, Ideal for a variety of uses. Walking out onto the LOWER DECK you are greeted with a serene feeling of tranquil nature and privacy. This home has been METICULOUSLY MAINTAINED and is located in one of Airdrie’s most desirable neighbourhoods that is within WALKING DISTANCE to SCHOOLS, playgrounds, shopping, as well as QUICK ACCESS to Deerfoot Trail for commuters. Don’t miss this opportunity to make this stunning family home your own. Book your

private viewing toady!