



**314 Sagewood Gardens SW
Airdrie, Alberta**

MLS # A2156836



\$669,900

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,893 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Open Floorplan		

Inclusions: Garden Shed

Fantastic location!!! Local traffic only!!! Backs onto a walkway/trail and the creek!!! The covered deck offers many hours of enjoyment no matter what the weather has to offer! Check out this professionally fully finished walkout, 4 bedroom, 3.5 bathroom, with over 2700 total sq ft of living space!!! The main level features 9 foot ceilings, gourmet maple kitchen, granite counter tops, large working island and spacious living room with gas fireplace!!! Also the convenience of the laundry room and 2 piece bathroom on the main floor!!! Garden door leads to maintenance free large covered west facing deck with glass panels and insulated roof. The upper level has a large bonus room with vaulted ceiling. The spacious primary bedroom with 4pc ensuite includes a large soaker tub, separate shower and walk in closet!!! Upper level also has 2 other good sized bedrooms and a 4 piece bathroom. Lower level features a LARGE family room, a bedroom, 4 pc bathroom, storage room and a walk-out garden door leading to a private patio at ground level. The fully fenced and landscaped rear yard backs on to a green space with a creek. Did we mention that the garage is heated and there is CENTRAL A/C? This fine family home awaits new owners to enjoy for many years to come!!!