



**344 Sagewood Landing SW
Airdrie, Alberta**

MLS # A2158525



\$636,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,910 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Central vacuum system as-is/where-is

Calling All Families! Welcome to this FIVE BEDROOM, FOUR BATHROOM home with over 2500 Sqft of developed living area! The above grade area is perfectly crafted and feels MUCH LARGER than the actual size. As you step into the spacious front foyer (no more jockeying for position), you'll notice an abundance of natural light pouring in throughout the main level thanks to the SOUTH rear exposure. The open concept is ideal for entertaining family and friends, and features a large living room, dining area that will easily accommodate the largest of dining suites, and a highly functional kitchen with LOADS of cupboard and counter space, and a large central island with eating bar. Completing the main level is the 2-Pc powder room which houses the laundry area as well. Upstairs has a HUGE bonus room with a wall of windows, MASSIVE primary bedroom with walk-in closet and 4-Pc ensuite, 2 secondary bedrooms, and a 4-Pc main bathroom. The basement is professionally developed with 2 other bedrooms, another full 4-Pc bathroom, and large storage/utility room. Sagewood is a family oriented community offering miles of pathways, and this wonderful home is in very close proximity to 3 schools.