



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2379 Sagewood Crescent SW
Airdrie, Alberta

MLS # A2193274



\$562,800

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,651 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: Seller is willing to leave white living room couch

Cozy two-storey in SW Airdrie! Located in the family-friendly community of Sagewood, this 1,651 sq ft home includes 3 bedrooms and 2.5 baths. The cozy porch overlooks a landscaped front yard, making it the perfect place to enjoy a morning cup of coffee. Enter to a spacious foyer with a built-in storage bench and coat closet. The open office off the foyer includes a large widow overlooking the porch and custom built-ins with open shelving. The main living space is open concept, perfect for entertaining with lots of natural light. The kitchen has ample cabinet space, stainless steel appliances, an island with a breakfast bar for additional seating, and a large pantry. The dining space is big enough to accommodate a full dining table, and the living room includes a gas fireplace, and large South-facing windows overlooking the back deck. A powder room completes the lower level, and a door off the kitchen leads to the South-facing backyard and deck, with plenty of space for a BBQ and patio set! The yard is fully fenced and includes an insulated double detached garage with back lane access. Upstairs you will find 3 bedrooms, 2 full bathrooms, and a huge laundry room with a linen closet. The primary overlooks the backyard and includes a walk-in closet and spacious 3-piece ensuite. The secondary bedrooms both include large windows and closets, with a shared 3-piece bath across the hall. The basement is unfinished and ready for development with the utilities tucked in the far corner and a rough-in for a future bathroom ready to go! Recent updates include new shingles in 2020, new washer/dryer in 2024, and new HWT installed 2024. Sagewood Cres is a quiet street located an easy walking distance to schools, parks, walking paths, and ponds, making it the perfect neighbourhood to call home!

Copyright (c) 2025 . Listing data courtesy of RE/MAX Rocky View Real Estate. Information is believed to be reliable but not guaranteed.