



GRASSROOTS
REALTY GROUP

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**268 Sagewood Landing SW
Airdrie, Alberta**

MLS # A2203908



\$740,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,943 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	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:	Bookcases, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Shelving in the garage, TV Mounts

Welcome to your dream home—where every day starts with sunrise views over the water. This beautifully finished, fully developed walkout is all about location, lifestyle, and that million-dollar view! Situated on a prime southeast-facing lot, step right out of your backyard onto the scenic pathway system that winds around the water—perfect for your morning coffee strolls or evening walks. With nearly 2,800 sq ft of thoughtfully designed living space across three levels, this home checks all the boxes. The heart of the home is the gourmet kitchen, complete with a massive island with seating for six—ideal for both everyday living and entertaining. The open-concept layout flows effortlessly into the living and dining spaces, all while showcasing those incredible water views. Upstairs, retreat to your spacious primary suite featuring an ensuite with double vanities, a walk-in closet, and your own private water view to wake up to. A spacious bonus room and 2 spare bedrooms round out this fantastic top level. The fully finished walkout basement includes dedicated spaces for a home theatre, gym, or playroom and opens onto a stamped concrete patio for seamless indoor-outdoor living. Additional features include: Cozy fireplace for those chilly evenings, Oversized double garage (fits a full-size truck!), Built-in shelving in the basement included, Steps to top-rated schools, parks, and pathways. Don't miss your chance to own this rare waterfront gem—homes like this don't come around often!