



GRASSROOTS
REALTY GROUP

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238 Sagewood Drive SW
Airdrie, Alberta

MLS # A2207103



\$699,700

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,146 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, No Ne		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-12-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Basement Family Room shelving & electric fireplace

Welcome to this large fully finished 5 bed / 3.5 bath home (with a rare to find 4 BEDS UPSTAIRS!) that also backs green space with NO REAR NEIGHBOURS. Located in the heart of Sagewood near schools, the canals, walking/biking paths, soccer fields & outdoor skating rinks, the location/ privacy offered with this 3000+ Sq Ft of developed living space property is spectacular. The main level has an OPEN CONCEPT layout that seamlessly connects the living room to the kitchen & dining room - the layout of this property is excellent rocking a flow & features that make sense on the main level with a large island, tons of cupboard space, stainless steel appliances including an oversized 5 burner gas range/hood fan combo, a large pantry, new window blinds, hardwood flooring, stone fireplace (gas), a large office with a pocket door, half bath & a mudroom with built in cubbies. Step out into the backyard to enjoy the private deck or stay cool inside with the CENTRAL AIR CONDITIONING on hot summer days! The upper level greets you with the large primary bedroom retreat that hosts a walk-in closet, a 5 piece ensuite bathroom with a dual sink vanity & a deep soaker jet tub. The spacious 2nd, 3rd & 4th upstairs bedrooms are conveniently located next to the 2nd full bathroom which is adjacent to the upstairs bonus room that is currently being used as a sunny reading nook. The fully developed basement has a large family room with built-in shelving & an electric fireplace that is perfect for movie nights or as an entertaining space. Adjacent is the large laundry room with shelving & down the short hall is the 5th bedroom, another full bathroom, a flex space currently being used as an exercise space, mechanical room & a large storage room - this home has every space that you need! If you've been waiting patiently for a large home that rocks 5 bedrooms & that has no rear neighbours, then

don't lift a finger because this home has it all & must be viewed to fully appreciate!