

358 Sagewood Drive SW
Airdrie, Alberta**MLS # A2255082****\$589,900**

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,825 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed, Attached shelving throughout the home

Nestled in the vibrant and family friendly community of Sagewood, this beautifully maintained 2 storey home offers the perfect blend of comfort, space, and style! From the moment you arrive, the home's charming curb appeal sets the tone for what's inside. At first glance, you are welcomed by a striking open to below foyer that leaves a lasting first impression and showcases the home's spacious, open concept design. The kitchen is a chef's delight, featuring a generous island, gleaming quartz countertops, an abundance of cabinetry, and a convenient walk through pantry. The adjacent dining area is ideal for both intimate dinners and larger family gatherings, with patio doors leading out to a stunning two tiered deck that offers partial views of the pond and walking paths. A sun filled living room, with expansive windows flood the space with natural light. A cozy gas fireplace adds warmth and ambiance; perfect for relaxing evenings at home. Thoughtfully designed for everyday convenience, the main floor also includes a laundry and mud room, providing both function and ease. Upstairs, a spacious loft offers a versatile space for a home office, playroom, or additional lounge area. You'll also find a 4 piece bathroom, and three well appointed bedrooms; one being your primary suite, boasting an ensuite with a soaker tub and a walk in closet. The lower level presents a unique opportunity: partially developed with a finished 4 piece bathroom, it provides a head start for those looking to customize the space without the full cost of a complete basement build. Step outside into your private backyard oasis with a fire pit, dog run and shed, surrounded by mature trees and lush greenery; the perfect setting for summer relaxation or entertaining guests. This home is located in the heart of Sagewood just steps away to the school, the

canals, walking/biking paths, soccer fields and outdoor skating rinks. Book your private showing today!