

**270 Sagewood Gardens SW
Airdrie, Alberta**

MLS # A2255984



\$549,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,207 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-14
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Pantry, Storage		

Inclusions: N/A

****OPEN HOUSE**** Saturday, October 4th, 12:00pm - 2:00pm** Looking for a home that makes family life easier and more enjoyable? The family-friendly community of Sagewood is ready to welcome you home! Discover the perfect blend of comfort and function in this sun-filled open-concept layout. Through the updated kitchen you'll find a powder room next to the mud area, which leads to a full-width deck in the backyard, perfect for soaking up the sun and entertaining. With a larger lot than most, there's no need to sacrifice yard space for parking! Families will appreciate the double detached garage backing onto a paved alleyway lined with scenic walking paths that give direct access to Airdrie's extensive trail network. These paths lead you to a beautiful canal a few blocks away. Upstairs, you'll find all three bedrooms and a full bathroom thoughtfully located together. The fully finished basement offers extra living space with endless potential for a teen hangout, a home office/gym, or a homework area, complete with another full bathroom. C.W. Perry Middle School and the Monkland Fields are situated within walking distance, making your morning routine and after-school activities a breeze. Enjoy quick access to weekend fun and relaxation at Woodside Golf Course across 1st Avenue. This welcoming and walkable community offers a lifestyle you'll love coming home to!