

332 Sagewood Landing SW

Airdrie, Alberta

MLS # A2262141



\$599,900

|             |                                                                           |            |    |
|-------------|---------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas                                                   | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                            | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                           | Condo Fee: | -  |
| Basement:   | Full                                                                      | LLD:       | -  |
| Exterior:   | Mixed                                                                     | Zoning:    | R1 |
| Foundation: | Poured Concrete                                                           | Utilities: | -  |
| Features:   | Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s) |            |    |

Inclusions:

fridge, stove, built in dishwasher, microwave hood cover, washer, dryer, all window coverings, garage door opener with no remotes, shed ( former exterior sauna )

Ideally situated in the vibrant, family-friendly community of Sagewood, this well-maintained home offers the perfect blend of comfort, space, and style. From the moment you arrive, the inviting curb appeal sets the stage for what awaits inside. Step into a spacious foyer with direct access to a bright home office/flex room, perfect for remote work or hobbies. The open-concept layout across the rear of the home is designed for both everyday living and entertaining. The kitchen features a large island and corner pantry—ideal for the family chef—while the adjoining dining area easily accommodates everything from quiet dinners to larger gatherings. A rear door leads to a sunny two-level south deck and lower patio, extending your living space outdoors. The living room is filled with natural light from expansive windows and anchored by a cozy gas fireplace, creating a warm and welcoming atmosphere. Everyday convenience is built in with a main-floor laundry and mudroom. Upstairs, a versatile loft provides the perfect spot for a playroom, home office, or lounge. Three well-appointed bedrooms complete the upper level, including a spacious primary suite with a walk-in closet, soaker tub, and separate shower. The lower level offers plenty of potential for a future development tailored to your family’s needs. The front exterior of the home was re-done after the 2014 hailstorm, and with an additional 2” Styrofoam insulation in the exterior walls, as well as a new high efficiency furnace installed in 2024, this makes for a very energy efficient home. All of this is located on a quiet street in the heart of Sagewood, just a short walk to schools, canals, walking/biking paths, soccer fields, and outdoor skating rinks. Don’t miss the chance to make this exceptional home yours—book your private showing today!