

**284 Sagewood Landing SW  
Airdrie, Alberta**

**MLS # A2269946**



**\$574,900**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,553 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		
<b>Inclusions:</b>	None		

Welcome to the desirable community of Sagewood! This charming and well-kept home offers over 1,550 sq. ft. of developed living space and combines comfort, style, and practicality — perfect for growing families. The main floor welcomes you with a large entry and mudroom off the double attached garage, leading into a bright and spacious living room complete with a cozy fireplace — ideal for relaxing or entertaining guests. The kitchen features ample cupboard space, laminate countertops, and a great layout for everyday cooking. A 2-piece powder room completes this level. Upstairs, discover three generous bedrooms, including a primary bedroom with a 4-piece ensuite bathroom and an additional 4-piece bath for family or guests. Step outside to enjoy the finished back deck, perfect for summer BBQs, surrounded by low-maintenance landscaping in both the front and backyard. The partially finished basement has large windows and offers excellent potential for the new owner to personalize. Additional updates include a new roof (2021) and a new furnace (January 2023). Situated in a quiet, family-friendly community, this home is close to schools, parks, shopping, and public transit. A wonderful opportunity to own a beautiful family home in Sagewood — book your showing today!