

**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              |                   |    |

**Inclusions:** 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!