

**270 Sagewood Gardens SW
Airdrie, Alberta**

MLS # A2281938



\$519,999

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,214 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-14
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Pantry, Walk-In Closet(s)		

Inclusions: N/A

If you're looking for a bright, well cared for home with a functional layout and a great backyard, this Sagewood property is worth a look. The main floor features a cozy living room with a gas fireplace, plus an eat in kitchen with stainless steel appliances and two tone cabinetry. You'll also find a mudroom, powder room, and access to a full width deck off the kitchen. The backyard offers plenty of room for kids, pets, gardening, or entertaining, and there's still space for the double detached garage with paved alley access. You're also close to pathways that connect into Airdrie's trail system and the canal. Upstairs has three bedrooms and a full four piece bathroom, while the finished basement adds extra living space and another full bathroom, giving you flexibility for an office, gym, or guest area. Located just steps from C.W. Perry School and Monkland Fields, with Woodside Golf Course nearby as well. Come take a look and see if this one feels like home.