

**270 Sagewood Gardens SW
Airdrie, Alberta**

MLS # A2281938

\$519,999



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|------------------|--------------------------------------|---------------|-------------------|
| 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 | | |

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|--------------------|--|-------------------|-------|
| 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.