

# \$599,900 - 332 Sagewood Landing Sw, Airdrie

MLS® #A2262141

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,991 sqft

Single Family on 0.09 Acres

Sagewood, Airdrie, Alberta

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. Donâ€™t miss the chance to make this exceptional home yoursâ€”book your private showing today! (id:6289)

Built in 2007

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2262141      |
| Price          | \$599,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,991         |
| Acres          | 0.09          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 332 Sagewood Landing Sw |
| Subdivision | Sagewood                |
| City        | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B3N6                  |

**Amenities**

|                |                           |
|----------------|---------------------------|
| Amenities      | Park, Playground, Schools |
| Features       | No Smoking Home, Level    |
| Parking Spaces | 4                         |
| Parking        | Attached Garage, Concrete |
| # of Garages   | 2                         |

**Interior**

|            |             |
|------------|-------------|
| Appliances | See remarks |
|------------|-------------|

|                 |                        |
|-----------------|------------------------|
| Heating         | Natural gas Forced air |
| Cooling         | None                   |
| Fireplace       | Yes                    |
| # of Fireplaces | 1                      |
| # of Stories    | 2                      |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Landscaped, Lawn |
| Foundation        | Poured Concrete  |

## Listing Details

Listing Office RE/MAX Rocky View Real Estate



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