

292 Sagewood Landing SW
Airdrie, Alberta

MLS # A2173503



\$599,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Sagewood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,974 sq.ft. | Age: | 2007 (17 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this Fantastic Family Friendly home that's perfect for families seeking comfort and convenience. Located on a quiet street, the main floor features an Open concept design with beautiful hardwood flooring throughout, Kitchen boasting a large island with built in wine rack, Newer fridge (2021) , gas range (2022) and microwave hood fan (2022). The living room is highlighted by a central gas fireplace, and dining area spacious enough for large gatherings. The upper floor features a Primary bedroom with a 5 piece ensuite including dual sinks and a soaker tub and a nice size walk-in closet. There are a total of 3 bedrooms and 2 washrooms plus a Large bonus room ideal for cozy nights with the family. Step outside to the sunny south-facing Zero-maintenance backyard, where you'll enjoy upper and lower decks and fire pit perfect for entertaining guests. This home features, Air Conditioning (2023), New furnace (2021) and newer carpet upstairs. Located within walking distance C.W Perry and Ralph McCall school, Woodside Golf course, Shopping and easy access to Calgary. Don't miss this rare opportunity to get into an affordable sought after community of Sagewood. Call to book your private showing today!