

# \$649,900 - 302 Sagewood Gardens Sw, Airdrie

MLS® #A2221904

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,925 sqft

Residential on 0.10 Acres

Sagewood, Airdrie, Alberta

Bright & Spacious Home Backing onto Walking Paths – West-Facing Backyard!

Welcome to this beautifully maintained and thoughtfully updated home, perfectly situated with a west-facing backyard that opens directly onto scenic walking paths – ideal for sunset lovers and outdoor enthusiasts! Step into a roomy and inviting entrance that flows seamlessly into the heart of the home: a bright kitchen featuring updated quartz countertops, stainless steel appliances including a gas stove, and ample cupboard, drawer, and pantry space. The layout offers plenty of room for a family-sized dining table, making it perfect for gatherings. The great room is warm and welcoming with a gas fireplace and built-in surround sound speakers that extend to the deck – great for entertaining indoors and out! A convenient main floor laundry area includes extra storage, while a discreet 2-piece bath completes the main level. Upstairs you will find Primary, 2 Bedrooms & Bonus Room with an extra storage closet OR that 4th Bedroom that is sometimes needed - Downstairs, you'll find a versatile lower level featuring a guest bedroom with a Murphy bed, a spacious recreation area with room for a second TV or games area, and the ability to heat individual rooms with optional electric heating – perfect for energy-conscious living. The west-facing backyard features a 15'6" x 11'9" deck with a gas BBQ hookup, plenty of seating space, and beautiful sunset views. Below the deck is private outdoor storage, and



the app-controlled outdoor lighting package adds a festive or elegant touch year-round. This home blends comfort, style, and smart design in a location.

Built in 2006

**Essential Information**

MLS® #	A2221904
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,925
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	302 Sagewood Gardens Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3N4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Wired for Sound
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Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 19th, 2025
Days on Market	5
Zoning	R1

## Listing Details

Listing Office	Yates Real Estate Ltd
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