

\$729,900 - 206 Sagewood Grove Sw, Airdrie

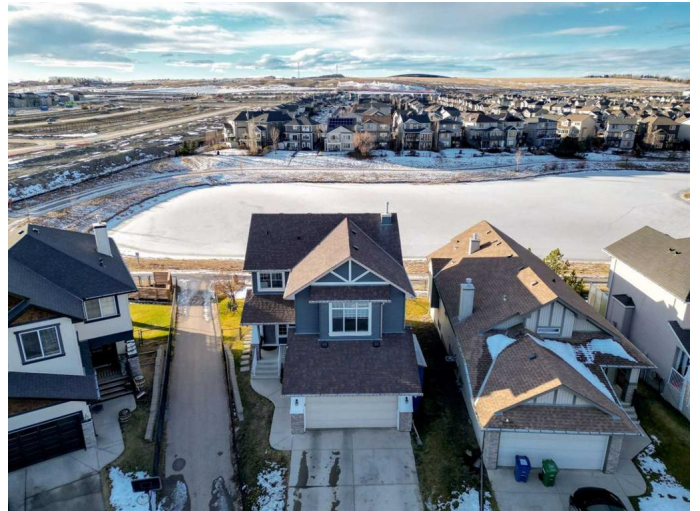
MLS® #A2098818

\$729,900

3 Bedroom, 4.00 Bathroom, 1,962 sqft
Residential on 0.11 Acres

Sagewood, Airdrie, Alberta

Wow, Welcome Home to this absolute incredibly Gorgeous Dream Home in Sagewood with fully finished WALK Out Basement, backing on to the POND. This is a perfect blend of comfort, luxury, and nature. The Scenic waterfront views and the large pie-shaped lot create a Beautiful and inviting atmosphere. Serene walkways around the pond offer a tranquil and picturesque setting. The opportunity to enjoy sunrises on the putting green and winter activities like ice skating by the fire pit add to the charm. With almost 2700 sq ft of spacious living space, including a fully finished walk-out basement, this home provides ample room for a comfortable lifestyle. The open concept layout on the main floor, engineered hardwood floors, and large windows contribute to a bright and airy feel. The Chef's Gourmet kitchen is designed for both functionality and style, with white cabinets, beautiful granite countertops, a gas range, stainless steel appliances, a corner pantry, and a center island. The kitchen is a focal point for family gatherings and meals with stunning and mesmerizing views of the pond creating long lasting memories with friends and family. The large living room with a gas fireplace and expansive windows offers a cozy space to relax and enjoy the natural light and views. The large living room with a gas fireplace and expansive windows provides a cozy space to relax and enjoy the natural light and views. The main floor is completed with a half bathroom and an upgraded washer/dryer



in the laundry area. Upstairs you will find a spacious bonus room, The Luxurious Master Suite with a walk-in closet and ensuite bathroom featuring a large soaker tub, walk-in shower, and double vanity creates a luxurious retreat. Two additional bedrooms with ample closet space share a full bathroom. The fully finished walk-out basement, with the potential for an illegal basement suite or entertaining space with a wet bar and bathroom, adds versatility to the home. Note: Basement is currently rented as one bedroom studio setting. The southwest-facing backyard with a large deck, glass railings, lower patio, and a putting green is designed for outdoor enjoyment. The oversized double attached garage with added heating provides ample space for projects and storage.

Sagewood's friendly community, proximity to three schools, canals, and nearby amenities make it an ideal location for families. Overall, this dream home seems like a perfect blend of modern living, natural beauty, and thoughtful design. Living in such a welcoming community with convenient amenities nearby must be a truly enjoyable experience! Don't miss out—contact your favourite Realtor today to schedule a viewing and secure this exceptional property for your future.

Built in 2004

Essential Information

MLS® #	A2098818
Price	\$729,900
Sold Price	\$732,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,962
Acres	0.11

Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	206 Sagewood Grove Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3B1

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Faces Front
Is Waterfront	Yes

Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Suite, Walk-Out

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Creek/River/Stream/Pond, Landscaped, Pie Shaped Lot, Waterfront
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 29th, 2023
Date Sold	January 15th, 2024
Days on Market	17
Zoning	DC-12-C
HOA Fees	0.00

Listing Details

Listing Office DIAMOND REALTY & ASSOCIATES LTD.

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