

\$635,000 - 2261 Sagewood Heights Sw, Airdrie

MLS® #A2143147

\$635,000

4 Bedroom, 4.00 Bathroom, 1,949 sqft

Residential on 0.10 Acres

Sagewood, Airdrie, Alberta

Ever dreamed of living in a remarkable 2 storey family home, boasting a dream retreat back yard oasis (large deck, covered lounging under the gazebo, large grass area), double HEATED garage, a FULLY finished basement & be able to afford it? WELCOME HOME.Â The heart of the home, the kitchen, will please the most discriminating chef with 20 combined feet of countertops/pantry/fridge offering all the storage you could ever wish for, space saving over-the-range microwave, easy to clean glass top stove, with espresso colored maple cabinets. The massive island is ideal for a quick, informal dinner or as the focal point as you gather with friends; the larger adjacent dining area offers ample space to sit everyone. You can let the party flow from the kitchen / dining area, into the cozy family room, with added ambiance from a gas fireplace, with the entire area overlooking the most amazing deck / yard space. The full length deck (~30feet) comes with the gazebo, offering the option for sunny deck or shady gazebo.Â Towering aspens enhance the yard's privacy; the kids have oodles of space to run around on the grass (underground water sprinklers). Returning inside, you'll find the main floor laundry just off of the back entry. The entirety of the upper levels has been upgraded with grey faux wood vinyl plank flooring which provides for a striking contrast next to the stark white modern baseboards. The toe kick (kitchen) sweep connected to the central vac makes vinyl plank flooring is super easy to



clean. The upper level offers a 2nd family play area with it's large bonus room (currently used as gym). The spacious master retreat features his/her sinks, large soaker tub, wide separate shower, & a large walk-in closet. Both of the children bedrooms are generously sized & along with another full bathroom complete the upper level. Step into the fully finished lower level & discover the 3rd relaxation/play area, with a full wall of storage / beverage (bar fridge AND wine fridge), in a massive "L" shaped area, which can be easily split into several entertainment areas forÂ the ultimate in home design. The lower 4th bedroom is spacious & is paired with a full lower bath featuring HEATED floor. This home is conveniently located close to schools (middle school C.W. Perry is under 0.5 km & is across the field from elementary Ralph McCall; Catholic K-12 is only 1km), Monklands athletics, endless connecting ponds / walking path into surrounding communities, a mile from Main Street, 2 miles to Superstone, 2.5 miles to Walmart, only 6 miles to Calgary area's newest indoor mall, Cross Iron. Car aficionados will love having a DOUBLE HEATED garage. Helping to keep everyone comfortable is CENTRAL AIR CONDITIONING.Â A harmonious blend of exterior spaces (deck, gazebo, play areas for kids), incredible kitchen / great room & fully finished basement helps to create a luxurious environment for your family. Don't miss out on the chance to own this affordable slice of paradise. Call your agent today.

Built in 2007

Essential Information

MLS® #	A2143147
Price	\$635,000
Sold Price	\$640,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,949
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2261 Sagewood Heights Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3N8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	City Lot, Few Trees, Gazebo, Lawn, Low Maintenance Landscape, Underground Sprinklers, Sloped Down
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	June 28th, 2024
Days on Market	8
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Experts Plus Realty
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