

# \$514,900 - 107 Sagewood Grove Sw, Airdrie

MLS® #A2225537

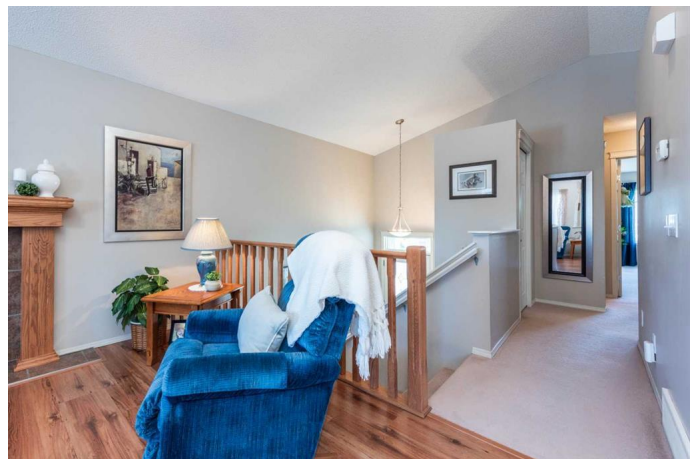
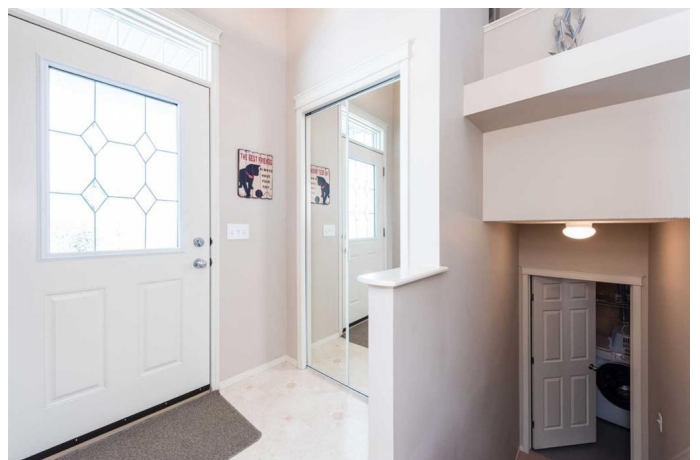
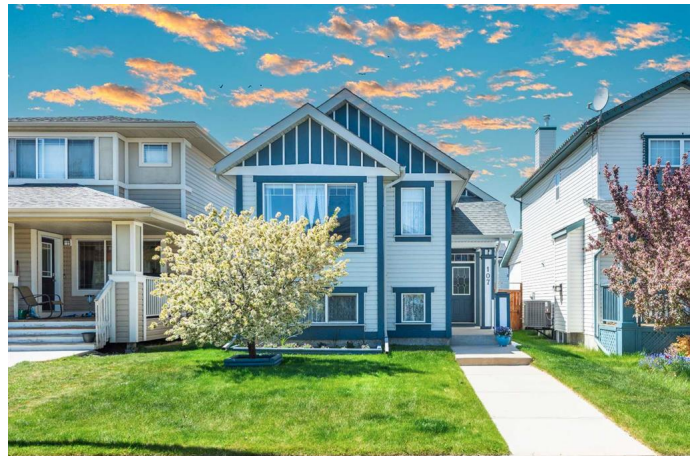
**\$514,900**

2 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.08 Acres

Sagewood, Airdrie, Alberta

Located on a quiet street in the sought-after, family-friendly community of Sagewood in Airdrie, this immaculate and charming bi-level is perfect for young or growing families, downsizers or savvy investors. Step into the spacious front entry with mirrored closet doors and you'll feel right at home. Vaulted ceilings are featured throughout the bright and inviting main living area. The spacious living room with large west facing windows offers a cozy gas fireplace with mantle and TV nook, a functional entertainment style kitchen with ample cabinetry, pantry, centre island with breakfast ledge, a cozy dining area perfect for everyday meals or entertaining guests. Rear entrance with coat closet leads to the sunny rear deck, with stairs to the back yard and double detached garage. This upgraded floor plan features 2 great sized bedrooms and TWO FULL BATHS. Primary bedroom offers a walk in closet, cheery east facing window and 4 pc ensuite bath. The second bedroom is an ample size and the main 4 pc bath is located across the hall. The lower level offers large windows, laundry and is ready for your dream completion. Updates include all new kitchen appliances (2021), kitchen faucet (2023), hot water heater (2022), siding and shingles (2015). Landscaping has been lovingly tended to. This home is ideally situated within walking distance to several great area schools, parks and playgrounds, paved walking and bike trails and Monklands Regional Park. Creekside Crossing is close by with an abundance of



shops and services and Sobeyâ€™s. With quick access to major routes for an easy commute in Airdrie or to Calgary. Pride of ownership shows throughout! Donâ€™t miss your chance to own this move-in-ready home in one of Airdrieâ€™s most popular neighborhoods â€“ book your viewing today!

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225537    |
| Price          | \$514,900   |
| Sold Price     | \$505,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,042       |
| Acres          | 0.08        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 107 Sagewood Grove Sw |
| Subdivision | Sagewood              |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 3B2               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, No |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------|
|                 | Smoking Home                                                                                  |
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                       |
| Cooling         | None                                                                                          |
| Fireplace       | Yes                                                                                           |
| # of Fireplaces | 1                                                                                             |
| Fireplaces      | Gas, Living Room, Mantle                                                                      |
| Has Basement    | Yes                                                                                           |
| Basement        | Full, Unfinished                                                                              |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | None                                                      |
| Lot Description   | Back Lane, Front Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 29th, 2025  |
| Date Sold      | June 25th, 2025 |
| Days on Market | 27              |
| Zoning         | DC-12-A         |
| HOA Fees       | 0.00            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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