

# \$639,900 - 2268 Sagewood Heights Sw, Airdrie

MLS® #A2214341

**\$639,900**

5 Bedroom, 4.00 Bathroom, 2,062 sqft

Residential on 0.10 Acres

Sagewood, Airdrie, Alberta

Welcome to this beautifully maintained and freshly painted 2-storey home located in the desirable community of Sagewood - perfectly situated close to downtown, schools, parks, amenities, and offering quick access to Calgary for an easy commute. Proudly owned by long-time residents for nearly 20 years, this spacious and functional home is move-in ready with thoughtful updates throughout. The inviting main floor boasts an open concept layout with a bright and airy living room featuring a cozy gas fireplace, a generous dining area, and a well-appointed kitchen complete with hardwood flooring, a large walk-in pantry, island with breakfast bar, and brand-new stainless steel stove and dishwasher (installed Nov 2024). The main level also includes a convenient office/den, a half bathroom, and laundry room with 3-year-old washer and dryer. Soaring 2-storey ceilings greet you at the front entrance, creating a grand and welcoming first impression. Upstairs, you'll find a large and versatile bonus room with brand-new flooring, and 3 spacious bedrooms, including the primary suite with a luxurious ensuite featuring a relaxing jetted tub and separate shower, plus an additional full bathroom with a tub/shower combo. The fully developed basement adds incredible value and versatility with 2 more bedrooms, a spacious rec room, a full bathroom with tub/shower combo, and a massive storage room (could be used as a cold room). Step outside to your west-facing



backyard oasis - perfect for soaking up the afternoon sun - fully fenced and ideal for entertaining with a 2-year-old composite deck, patio stones added just 3 years ago, and a garden shed for extra storage. Additional features include central air conditioning, new carpet upstairs, heated double attached garage with a 5-year-old heater, and shingles & siding replaced approximately 12 years ago. This home combines comfort, style, and practicality in a family-friendly location with schools nearby - don't miss your opportunity to make it yours!

Built in 2006

### Essential Information

MLS® #	A2214341
Price	\$639,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,062
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2268 Sagewood Heights Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3N8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, On Street, Concrete Driveway, Front Drive, Side By Side
# of Garages	2

## Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	57
Zoning	R1

## Listing Details

Listing Office	RE/MAX First
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