

\$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
-------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------

Appliances	Dishwasher, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
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	1
Zoning	R1

Listing Details

Listing Office	Yates Real Estate Ltd
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.