

# \$564,900 - 114 Sagewood Drive Sw, Airdrie

MLS® #A2237769

## \$564,900

3 Bedroom, 4.00 Bathroom, 1,585 sqft  
Residential on 0.07 Acres

Sagewood, Airdrie, Alberta

This isn't your average duplex – only the small SW wall is shared where the garage connects, giving you the feel of a fully detached home with added privacy. Inside, you'll find a bright and stylish space with thoughtful details throughout: hardwood floors, full-height white cabinetry, quartz countertops, 9' ceilings, and large windows that flood the home with natural light.

Upstairs features a spacious primary suite with a walk-in closet and full ensuite, plus two additional bedrooms and a full four-piece bathroom – perfect for family living.

There's also a versatile bonus room ideal for a home office, playroom, or quiet lounge space.

On the main floor, the open-concept layout is warm and welcoming, with a cozy fireplace and a large island that makes entertaining easy. Step outside to your own private retreat: a 19'6" x 8' deck overlooking a beautifully landscaped backyard filled with mature trees. There's plenty of extra storage tucked under the deck and along the side yard, and the built-in fire pit area makes it the perfect spot for summer evenings and weekend hangouts. And the best part – The fully finished basement is completely unique – designed for fun, creativity, and relaxation. Whether you're thinking home theatre, workout space, games room, or a stylish hangout zone, this one of a kind basement is ready to go. Located in a quiet, family-friendly neighborhood close to schools, green spaces,



playgrounds, shopping, and canal pathways, this home offers the perfect balance of style, comfort, and convenience.

Built in 2013

### **Essential Information**

MLS® #	A2237769
Price	\$564,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,585
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	114 Sagewood Drive Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2P1

### **Amenities**

Parking Spaces	2
Parking	Oversized, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 13th, 2025
Days on Market	12
Zoning	R2

## Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.