

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

MLS® #A2214341

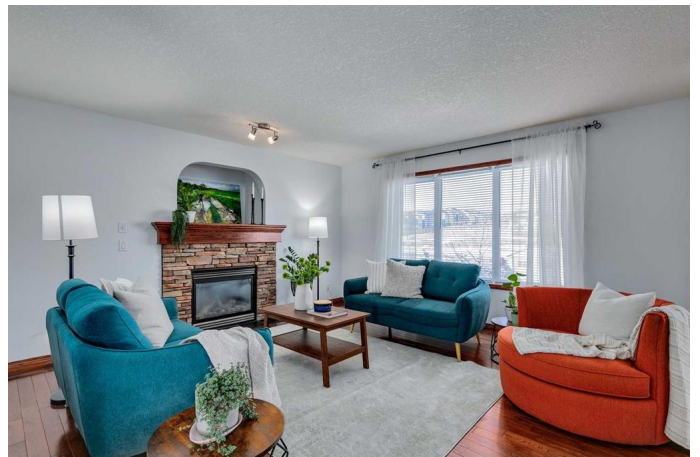
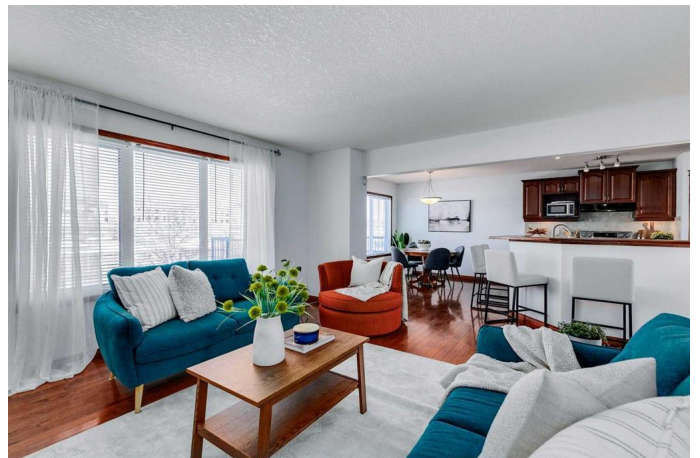
\$639,900

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

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| 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 Entrance, Private Yard |
| 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 | 64 |
| Zoning | R1 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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