

# \$649,900 - 311 Sagewood Landing Sw, Airdrie

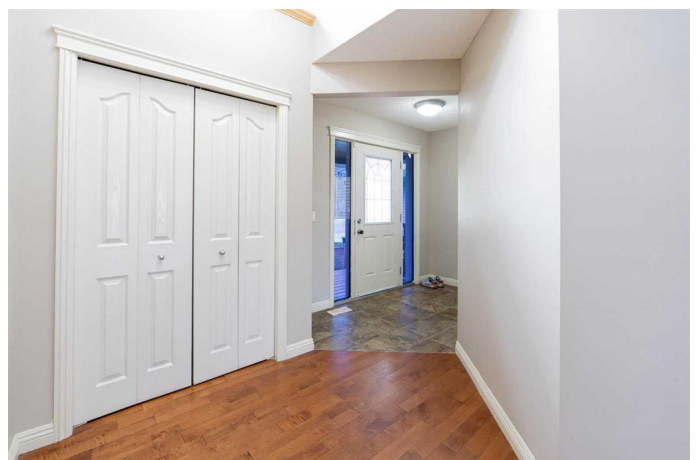
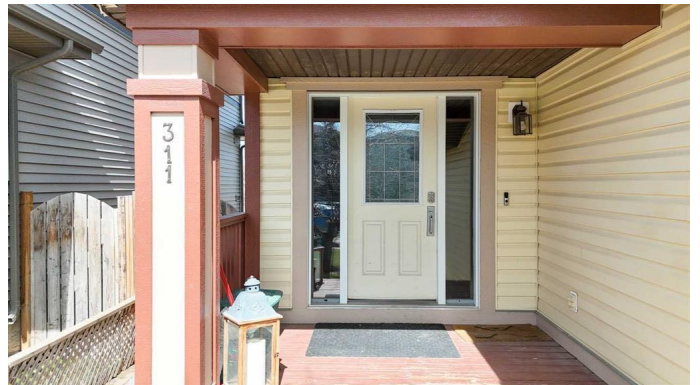
MLS® #A2243073

**\$649,900**

5 Bedroom, 4.00 Bathroom, 2,053 sqft  
Residential on 0.10 Acres

Sagewood, Airdrie, Alberta

Charming 2-Storey Home with Walkout Basement in the Heart of Sagewood! Welcome to this beautifully cared-for 5-bedroom, 3.5-bathroom home tucked away in the highly desirable community of Sagewood—a location that offers both comfort and convenience. As you step through the front door, you're welcomed by soaring lofted ceilings and a bright, open entryway that flows into a cozy home office or flex space with elegant French doors—perfect for working from home or a quiet reading room. The main floor features an open-concept kitchen and living space with stainless steel appliances, a generous corner pantry, and a breakfast bar that's great for casual meals. The living room is warm and inviting with a built-in wall unit and a gas fireplace, while the dining nook opens out to a private deck—ideal for morning coffee or summer BBQs. Upstairs, the spacious bonus room is perfect for movie nights or game time with the family. The primary bedroom includes a 4-piece ensuite and walk-in closet, and you'll find two more good-sized bedrooms and another full bathroom just down the hall. But that's not all—head downstairs to the fully finished walkout basement where you'll find two more bedrooms, a second kitchen, and a huge bathroom—a fantastic space for extended family, guests, or even potential rental income. The massive backyard has tons of room for kids to run around, garden, or host family get-togethers. Located just a short walk from



the pond, schools, parks, and playgrounds, this friendly community is also just minutes from Deerfoot Trail, the airport, and CrossIron Mills Mall. ?? Donâ€™t miss your chanceâ€”book a private tour today. Youâ€™re going to love it here!

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243073    |
| Price          | \$649,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,053       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 311 Sagewood Landing Sw |
| Subdivision | Sagewood                |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 3N6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Breakfast Bar, French Door, Pantry, See Remarks, Separate Entrance |
|-------------------|--------------------------------------------------------------------|

|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer |
| Heating         | Forced Air                                                                       |
| Cooling         | None                                                                             |
| Fireplace       | Yes                                                                              |
| # of Fireplaces | 1                                                                                |
| Fireplaces      | Gas                                                                              |
| Has Basement    | Yes                                                                              |
| Basement        | Exterior Entry, Finished, Full                                                   |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 6               |
| Zoning         | R1              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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