

367 Sagewood Place SW
Airdrie, Alberta

MLS # A2253546



\$684,900

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,605 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, TV Mounts and Brackets (Livingroom, basement, secondary bedroom), Hot tub, Shed, Security cameras (not on contract) Garage Door Openers, Window Coverings, custom closet organizers, Theatre System, Map on entrance wall is negotiable, furniture is negotiable

Welcome to 367 Sagewood Place, a stunning, fully finished and move-in-ready walkout home. Situated directly on a serene pond and set on a generously sized lot with mature trees and lush bushes, you will enjoy the natural beauty and privacy. Inside, you don't need to lift a finger! Durable and stylish vinyl plank flooring flows seamlessly throughout all levels. The open-concept main floor is designed for both entertaining and everyday living, featuring a modern kitchen with a large island, ample cabinetry, a corner pantry, and sleek stainless steel appliances. The kitchen opens to the bright dining area and inviting living room, highlighted by a focal point gas fireplace and oversized windows showcasing the pond views. Step outside to the extended deck, a perfect place for soaking up the last of the summer evenings. A convenient main-floor powder room, laundry, and mudroom off the double attached garage complete the level. Upstairs, the primary suite easily accommodates a king-size bedroom set and includes a walk-in closet with custom organizers and a private en-suite bath. Two additional generously sized bedrooms complete the upper floor. The fully finished walkout basement expands your living space and provides direct access to the private backyard. Whether hosting gatherings or enjoying quiet nights in, this space is a true retreat with another cozy gas fireplace, a wide-open recreation area ideal for movie nights complete with a sound system, a workout corner, and a full bathroom. Need an extra bedroom? There's plenty of room to add one. Outside, your backyard oasis awaits with a covered lower patio, hot tub and a corner firepit. The ultimate spot for crisp fall evenings and winter nights. Located in the desirable neighbourhood of Sagewood, steps from paths, ponds, and schools, this is a perfect location to call home. If you're looking for a home that combines

move-in ready convenience with peaceful natural surroundings, this one has it all.