

# \$699,700 - 238 Sagewood Drive Sw, Airdrie

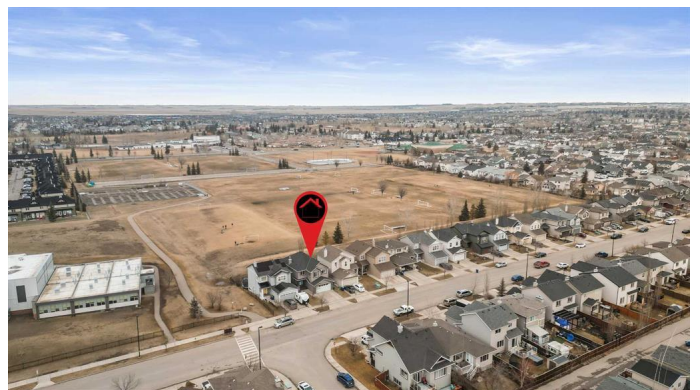
MLS® #A2207103

**\$699,700**

5 Bedroom, 4.00 Bathroom, 2,146 sqft  
Residential on 0.09 Acres

Sagewood, Airdrie, Alberta

Welcome to this large fully finished 5 bed / 3.5 bath home (with a rare to find 4 BEDS UPSTAIRS!) that also backs green space with NO REAR NEIGHBOURS. Located in the heart of Sagewood near schools, the canals, walking/biking paths, soccer fields & outdoor skating rinks, the location/ privacy offered with this 3000+ Sq Ft of developed living space property is spectacular. The main level has an OPEN CONCEPT layout that seamlessly connects the living room to the kitchen & dining room - the layout of this property is excellent rocking a flow & features that make sense on the main level with a large island, tons of cupboard space, stainless steel appliances including an oversized 5 burner gas range/hood fan combo, a large pantry, new window blinds, hardwood flooring, stone fireplace (gas), a large office with a pocket door, half bath & a mudroom with built in cubbies. Step out into the backyard to enjoy the private deck or stay cool inside with the CENTRAL AIR CONDITIONING on hot summer days! The upper level greets you with the large primary bedroom retreat that hosts a walk-in closet, a 5 piece ensuite bathroom with a dual sink vanity & a deep soaker jet tub. The spacious 2nd, 3rd & 4th upstairs bedrooms are conveniently located next to the 2nd full bathroom which is adjacent to the upstairs bonus room that is currently being used as a sunny reading nook. The fully developed basement has a large family room with built-in shelving & an electric fireplace that is perfect



for movie nights or as an entertaining space. Adjacent is the large laundry room with shelving & down the short hall is the 5th bedroom, another full bathroom, a flex space currently being used as an exercise space, mechanical room & a large storage room - this home has every space that you need! If you've been waiting patiently for a large home that rocks 5 bedrooms & that has no rear neighbours, then don't lift a finger because this home has it all & must be viewed to fully appreciate!

Built in 2005

### **Essential Information**

MLS® #	A2207103
Price	\$699,700
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,146
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	238 Sagewood Drive Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3A7

### **Amenities**

Parking Spaces	4
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Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage  
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Electric, Family Room, Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Behind, Private  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 3rd, 2025  
Days on Market 4  
Zoning DC-12-B

### Listing Details

Listing Office Grassroots Realty Group

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