

303 Sagewood Landing SW  
Airdrie, Alberta

MLS # A2167700



## \$599,900

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,527 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** Hot Tub included

Welcome to this beautiful 5-bedroom, 3.5-bath family home offering nearly 2300 SF of finished space, perfect for your growing family! Nestled in the sought-after Sagewood community, this home features recent upgrades including new laminate flooring on the main floor, fresh carpet on the upper and lower levels, updated bathrooms, and fresh paint throughout. As you enter, you'll be greeted by high ceilings in the front entry, leading into an open and bright main floor. The spacious open-concept kitchen boasts pine cabinets, stainless steel appliances, and a center island that overlooks the dining and family room areas—ideal for keeping everyone connected while cooking. Large windows in the family area provide a view of the backyard, allowing natural light to flood the space. From the dining room, step out onto the deck and into the expansive backyard, perfect for outdoor gatherings and play. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a 4-piece ensuite and a walk-in closet. Two additional bedrooms are perfectly sized for children, complemented by another full bathroom on this level. The fully developed lower level adds even more value with two additional bedrooms and another full 4-piece bathroom, offering plenty of space for guests or teens. Your backyard features a 3-tiered deck with a hot tub and a fully fenced yard, providing ample space for family activities and relaxation. The location is exceptional—just steps from the pond and surrounded by numerous walking paths, parks, and green spaces. Plus, you're conveniently located near three schools: CW Perry School, Ralph McCall School, and Our Lady Queen of Peace. Don't miss this incredible opportunity—this home won't last long! Book your viewing today!