

# \$579,900 - 209 Sagewood Place Sw, Airdrie

MLS® #A2264160

**\$579,900**

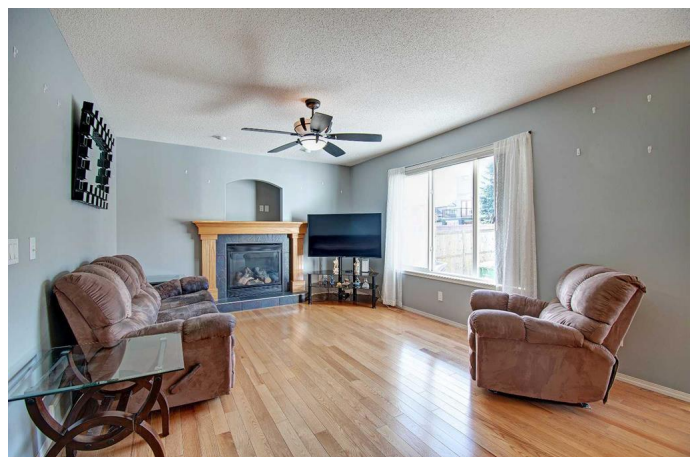
3 Bedroom, 3.00 Bathroom, 1,485 sqft

Residential on 0.10 Acres

Sagewood, Airdrie, Alberta

Pride of ownership shines through in this original owner home, offering 1,485 square feet of well-cared-for living space with 3 spacious bedrooms and 2.5 bathrooms. From the moment you step inside, you'll notice the thoughtful layout and solid construction that only a McKee Home can offer. With recent upgrades such as new windows (including the easy to clean pivot option), custom blackout blinds, and recently installed furnace, air conditioner, and on demand hot water tank, means everything has been taken care of for you.

On the main floor you will immediately notice the high-end finishes, including hardwood flooring that brings warmth and elegance to the main living areas. This timeless upgrade not only adds character but is also incredibly durable and easy to maintain. You will love the open concept main floor, which blends the kitchen, dining and living room. Perfect for entertaining larger crowds. The kitchen features a large center island, ample pantry space, and under and over cabinet lighting. Finishing off the main floor is the laundry room, and 2 piece power room. The main floor foyer also features a lighted niche (with its own plug), a large closet and plenty of storage space. Upstairs, you will find three large bedrooms, including your primary suite, with large walk in closet, and attached ensuite (complete with its own heater to keep you warm as you step out of the shower on those chilly mornings).



Downstairs, you will find an unfinished space, awaiting your imagination. With two large windows, the possibilities are endless. The hard work has already been done for you, with a bathroom rough in, newer furnace, and new on-demand hot water tank already installed.

Step outside to discover the large, undeveloped backyard – a blank canvas ready for your personal touch. Whether you dream of creating a lush garden to grow your own food (upgraded soil already included), building a patio for entertaining, or designing a play space for kids and pets, the possibilities are endless.

Sagewood is a family friendly neighbourhood, within walking distance to numerous schools, and complete with many walking paths around the canal and beyond. With easy access to main roads, commuting to Calgary or North is a breeze. The golf course is only a short walk away, and close to many tot parks.

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264160    |
| Price          | \$579,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,485       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|         |                       |
|---------|-----------------------|
| Address | 209 Sagewood Place Sw |
|---------|-----------------------|

|             |          |
|-------------|----------|
| Subdivision | Sagewood |
| City        | Airdrie  |
| County      | Airdrie  |
| Province    | Alberta  |
| Postal Code | T4B3M7   |

### Amenities

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

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Pantry, Bathroom Rough-in, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer                                                         |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | Central Air                                                                                                     |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas, Living Room                                                                                                |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Garden                                  |
| Lot Description   | City Lot, Cul-De-Sac, Garden            |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Siding, Metal Siding |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 10                 |
| Zoning         | R1                 |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Yates Real Estate Ltd |
|----------------|-----------------------|

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