

# \$639,900 - 2268 Sagewood Heights Sw, Airdrie

MLS® #A2214341

**\$639,900**

5 Bedroom, 4.00 Bathroom, 2,062 sqft

Residential on 0.10 Acres

Sagewood, Airdrie, Alberta

Welcome to this beautifully maintained and freshly painted 2-storey home located in the desirable community of Sagewood - perfectly situated close to downtown, schools, parks, amenities, and offering quick access to Calgary for an easy commute. Proudly owned by long-time residents for nearly 20 years, this spacious and functional home is move-in ready with thoughtful updates throughout. The inviting main floor boasts an open concept layout with a bright and airy living room featuring a cozy gas fireplace, a generous dining area, and a well-appointed kitchen complete with hardwood flooring, a large walk-in pantry, island with breakfast bar, and brand-new stainless steel stove and dishwasher (installed Nov 2024). The main level also includes a convenient office/den, a half bathroom, and laundry room with 3-year-old washer and dryer. Soaring 2-storey ceilings greet you at the front entrance, creating a grand and welcoming first impression. Upstairs, you'll find a large and versatile bonus room with brand-new flooring, and 3 spacious bedrooms, including the primary suite with a luxurious ensuite featuring a relaxing jetted tub and separate shower, plus an additional full bathroom with a tub/shower combo. The fully developed basement adds incredible value and versatility with 2 more bedrooms, a spacious rec room, a full bathroom with tub/shower combo, and a massive storage room (could be used as a cold room). Step outside to your west-facing



backyard oasis - perfect for soaking up the afternoon sun - fully fenced and ideal for entertaining with a 2-year-old composite deck, patio stones added just 3 years ago, and a garden shed for extra storage. Additional features include central air conditioning, new carpet upstairs, heated double attached garage with a 5-year-old heater, and shingles & siding replaced approximately 12 years ago. This home combines comfort, style, and practicality in a family-friendly location with schools nearby - don't miss your opportunity to make it yours!

Built in 2006

### Essential Information

MLS® #	A2214341
Price	\$639,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,062
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2268 Sagewood Heights Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3N8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Concrete Driveway, Off Street, On Street, Side By Side
# of Garages	2

## Interior

Interior Features	Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	52
Zoning	R1

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.