

# \$514,900 - 107 Sagewood Grove Sw, Airdrie

MLS® #A2225537

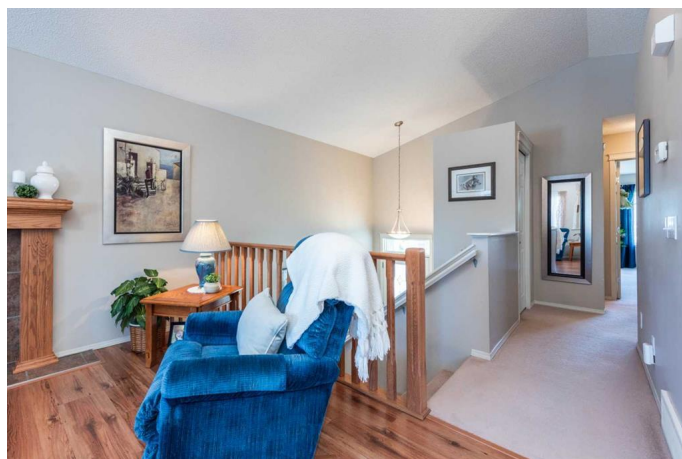
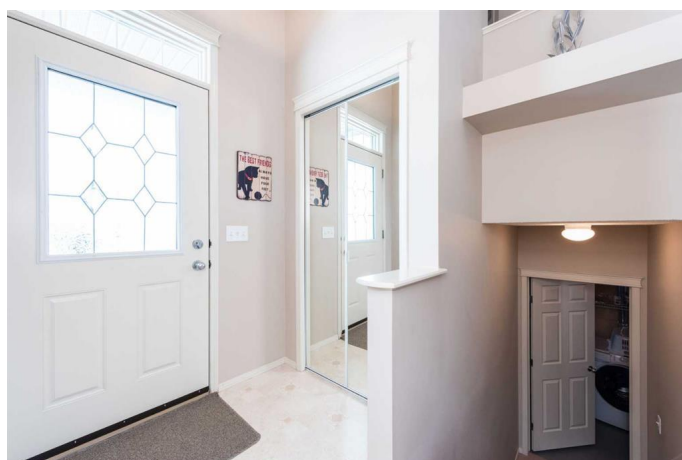
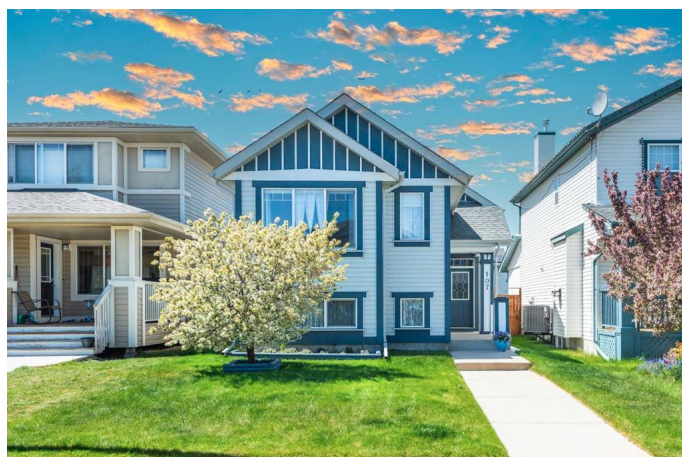
**\$514,900**

2 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.08 Acres

Sagewood, Airdrie, Alberta

Located on a quiet street in the sought-after, family-friendly community of Sagewood in Airdrie, this immaculate and charming bi-level is perfect for young or growing families, downsizers or savvy investors. Step into the spacious front entry with mirrored closet doors and you'll feel right at home. Vaulted ceilings are featured throughout the bright and inviting main living area. The spacious living room with large west facing windows offers a cozy gas fireplace with mantle and TV nook, a functional entertainment style kitchen with ample cabinetry, pantry, centre island with breakfast ledge, a cozy dining area perfect for everyday meals or entertaining guests. Rear entrance with coat closet leads to the sunny rear deck, with stairs to the back yard and double detached garage. This upgraded floor plan features 2 great sized bedrooms and TWO FULL BATHS. Primary bedroom offers a walk in closet, cheery east facing window and 4 pc ensuite bath. The second bedroom is an ample size and the main 4 pc bath is located across the hall. The lower level offers large windows, laundry and is ready for your dream completion. Updates include all new kitchen appliances (2021), kitchen faucet (2023), hot water heater (2022), siding and shingles (2015). Landscaping has been lovingly tended to. This home is ideally situated within walking distance to several great area schools, parks and playgrounds, paved walking and bike trails and Monklands Regional Park. Creekside Crossing is close by with an abundance of



shops and services and Sobeyâ€™s. With quick access to major routes for an easy commute in Airdrie or to Calgary. Pride of ownership shows throughout! Donâ€™t miss your chance to own this move-in-ready home in one of Airdrieâ€™s most popular neighborhoods â€“ book your viewing today!

Built in 2004

### Essential Information

MLS® #	A2225537
Price	\$514,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	107 Sagewood Grove Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3B2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, No
-------------------	---

	Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	24
Zoning	DC-12-A

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.