

# \$499,900 - 429 Sagewood Drive Sw, Airdrie

MLS® #A2235313

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,495 sqft

Residential on 0.08 Acres

Sagewood, Airdrie, Alberta

This Home Wonâ€™t Last Long â€“ Priced for a Quick Sale! Welcome to this immaculate 2-storey home with rear lane access, excellent privacy, and situated on a conventional lot in a highly sought-after neighborhood. Boasting charming curb appeal and a full-length front veranda, this home makes a lasting impression from the moment you arrive. Step inside to discover a stunning staircase and a spacious living room, complemented by upgraded vinyl plank flooring and abundant natural light from the south-facing windows, creating a bright and airy main level. The functional kitchen features all major appliances, a corner pantry, generous counter and cupboard space, and a large islandâ€”perfect for meal prep and entertaining. The adjoining dining area is ideal for family gatherings and keeping an eye on the kids.

Step outside to your private south-facing backyard with a two-tier deck, pergola, fully fenced yard, concrete RV parking pad, and rear lane accessâ€”an entertainerâ€™s dream and ideal for family living. A convenient half bath with soaring ceilings completes the main floor.

Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a primary suite with a walk-in closet and ensuite bath. The upper level also includes a laundry room for added convenience. The unspoiled basement offers a blank canvas to develop according to your needs. Additional features-



Newer hot water tank, Upgraded window treatments & fixtures, New dryer (2022), Vacant for quick possession. Located within walking distance to schools, parks, and pathways, with quick access to amenities and major roadways. Perfect for families starting their journeyâ€™and a great investment opportunity too.

Built in 2006

### Essential Information

MLS® #	A2235313
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,495
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	429 Sagewood Drive Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3N2

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	June 27th, 2025
Days on Market	16
Zoning	R1-L

## Listing Details

Listing Office	PREP Realty
----------------	-------------

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.