

# \$549,900 - 429 Sagewood Drive Sw, Airdrie

MLS® #A2212243

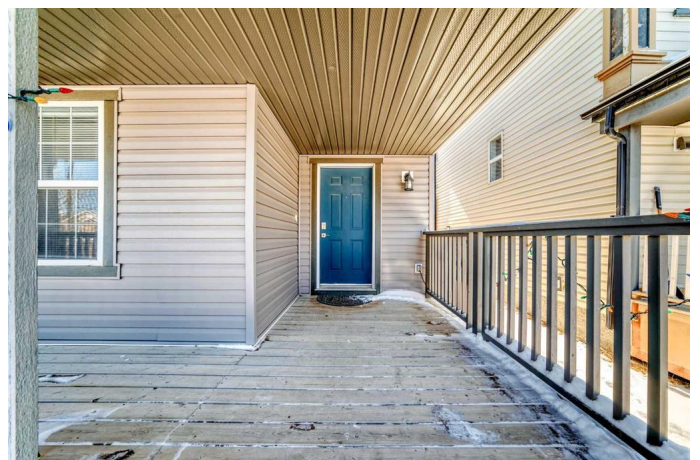
**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,495 sqft

Residential on 0.08 Acres

Sagewood, Airdrie, Alberta

Are you searching for the perfect starter home in a family-friendly community? Look no further! Welcome to this pristine 2-story home with rear lane access and excellent privacy in the sought-after neighborhood. Featuring charming curb appeal with a full-length front veranda, this home will make an impression from the moment you arrive. Upon entry, youâ€™ll be greeted by a stunning staircase and a spacious living room that sets the tone for the rest of the home. Beautiful upgraded vinyl plank flooring runs throughout the main floor, creating a bright, open layout with an abundance of natural light pouring in through the south-facing windows. The kitchen is fully equipped with all major appliances, a corner pantry, plenty of counter and cupboard space, and a large islandâ€”ideal for preparing meals or entertaining guests. The adjoining dining area offers the perfect space to gather or keep an eye on the kids while you cook. Step outside to the private south-facing backyard, complete with a two-tier deck, a pergola, a fully fenced yard, an RV parking pad, and convenient rear lane access. A convenient half bath with soaring ceilings completes the main floor. Upstairs, you'll find three bedrooms and two full bathrooms. The primary bedroom is a true retreat with a full ensuite and a walk-in closet. The upper level also features a laundry room, two more generously sized bedrooms, and another full bathroom. The unspoiled basement offers a blank canvas, ready for your personal touch. Additional features



include a newer hot water tank, new vinyl plank flooring, and upgraded window treatments and fixtures. This home is walking distance to schools, parks, walking paths, and amenities, with easy access to major roadways. Your kids will love it here, and it's the perfect place to start your family's journey. New Dryer in 2022. Investors, take note—this is an excellent opportunity to add another rental property to your portfolio. Book your private showing today to see all that this home has to offer!

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212243    |
| Price          | \$549,900   |
| 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    | April 16th, 2025 |
| Days on Market | 20               |
| 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.