



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**358 SAGEWOOD Gardens, Airdrie T4B 3A5**

MLS®#: **A2149736**      Area: **Sagewood**      Listing Date: **07/19/24**      List Price: **\$699,700**  
 Status: **Active**      County: **Airdrie**      Change: **-\$15k, 16-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2005**      Abv Sqft: **2,185**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,490 sqft**      Ttl Sqft: **2,185**  
 Lot Shape:

DOM

**59**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Laminate,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 11`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`6" x 14`2"</b>	<b>Den</b>	<b>Main</b>	<b>11`7" x 8`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`2" x 13`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 10`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>17`11" x 10`7"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`4" x 10`7"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`0" x 12`9"</b>	<b>Laundry</b>	<b>Basement</b>	<b>7`6" x 5`9"</b>
<b>Game Room</b>	<b>Basement</b>	<b>26`8" x 12`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 4`9"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>10`5" x 5`10"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>14`7" x 12`10"</b>

**4pc Bathroom**

**Upper**

**12`6" x 6`0"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0414527**

Zoning:

**R1**

Remarks

Pub Rmks:

**Fantastic opportunity to own this fully finished two-story walk-out with almost 3,000 sq ft of living space. The location is unbeatable, backing onto a pond and walking path, with the southwest sun offering endless ways to enjoy the summer. As you enter, you'll find a flex-space with multiple uses, including a music room, reading area, or kids' playroom. Moving towards the back of the main floor, you'll discover a spacious living area with built-in shelving, a nice-sized eating area, and a kitchen with ample room for meal preparation. Natural light floods the home, inviting you to step out onto the back deck that spans the width of the house. Upstairs, you'll find three impressively sized bedrooms, including two large secondary rooms. The master suite is a sanctuary with abundant space, a great-sized walk-in closet, and an ensuite bathroom. The second full bathroom upstairs features dual sinks, perfect for the kids. The basement is complete with an open living area, a gas fireplace, the fourth bedroom, a full bath, and plenty of storage. The pie-shaped yard offers endless opportunities for playing sports with the kids or entertaining family and friends. Located on a quiet, family-friendly street and close to all necessary amenities, this home is a fantastic opportunity. Don't miss out—call for a private showing today! Thanks for reading. Have a great day.**

Inclusions:

**None**

Property Listed By:

**Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







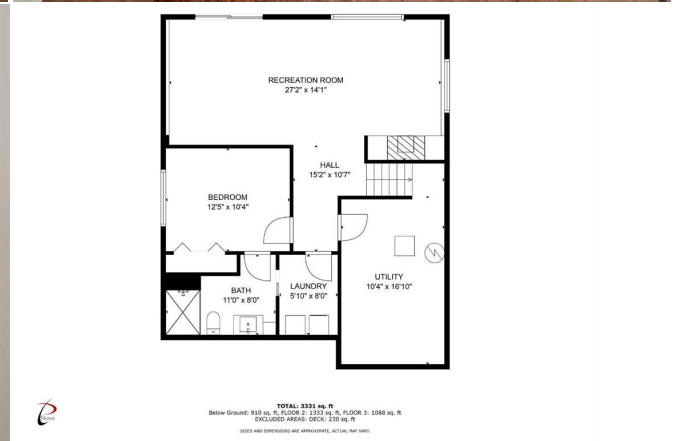


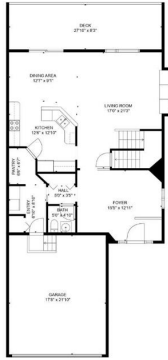












TOTAL: 2321 sq. ft.  
 Below Ground: 910 sq. ft. FLOOR 2: 1332 sq. ft. FLOOR 3: 1088 sq. ft.  
 EXCLUDED AREAS: DECK, 220 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TOTAL: 2321 sq. ft.  
 Below Ground: 910 sq. ft. FLOOR 2: 1332 sq. ft. FLOOR 3: 1088 sq. ft.  
 EXCLUDED AREAS: DECK, 220 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TOTAL: 2321 sq. ft.  
 Below Ground: 910 sq. ft. FLOOR 2: 1332 sq. ft. FLOOR 3: 1088 sq. ft.  
 EXCLUDED AREAS: DECK, 220 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

