

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

MLS®#: **A2156836** Area: **Sagewood** Listing Date: **08/11/24** List Price: **\$649,500**  
 Status: **Active** County: **Airdrie** Change: **-\$10k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie** Finished Floor Area  
 Year Built: **2006** Abv Sqft: **1,893**  
 Lot Sz Ar: **4,189 sqft** Low Sqft:  
 Lot Shape: Ttl Sqft: **1,893**

DOM

**38**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Backs on to Park/Green Space,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile**  
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garburator,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Central Vacuum,Granite Counters,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Basement</b>	
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 14`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`7" x 11`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 8`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>17`11" x 13`7"</b>
<b>Family Room</b>	<b>Basement</b>	<b>29`1" x 11`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`1" x 5`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`4" x 11`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 9`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 9`4"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 11`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>		<b>4pc Ensuite bath</b>	<b>Upper</b>	

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0414527**

Remarks

Pub Rmks: **Fantastic location!!! Local traffic only!!! Backs onto a walkway/trail and the creek!!! The covered deck offers many hours of enjoyment no matter what the weather has to offer! Check out this professionally fully finished walkout, 4 bedroom, 3.5 bathroom, with over 2700 total sq ft of living space!!! The main level features 9 foot ceilings, gourmet maple kitchen, granite counter tops, large working island and spacious living room with gas fireplace!!! Also the convenience of the laundry room and 2 piece bathroom on the main floor!!! Garden door leads to maintenance free large covered west facing deck with glass panels and insulated roof. The upper level has a large bonus room with vaulted ceiling. The spacious primary bedroom with 4pc ensuite includes a large soaker tub, separate shower and walk in closet!!! Upper level also has 2 other good sized bedrooms and a 4 piece bathroom. Lower level features a LARGE family room, a bedroom, 4 pc bathroom, storage room and a walk-out garden door leading to a private patio at ground level. The fully fenced and landscaped rear yard backs on to a green space with a creek. Did we mention that the garage is heated and there is CENTRAL A/C? This fine family home awaits new owners to enjoy for many years to come!!!**

Inclusions: **Garden Shed**  
Property Listed By: **RE/MAX Real Estate (Central)**

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









