



THE
A-TEAM

**RE/MAX
FIRST**

303 SAGEWOOD Landing, Airdrie T4B 3N6

MLS®#: **A2167700**

Area: **Sagewood**

Listing Date: **09/21/24**

List Price: **\$579,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$10k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2007**
Lot Information
Lot Sz Ar: **4,861 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,527**
Low Sqft:
Ttl Sqft: **1,527**

DOM

73
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Yard,Front Yard,Lawn**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`3" x 12`6"
Dining Room	Main	8`11" x 7`7"
Bedroom - Primary	Upper	14`0" x 11`11"
Bedroom	Upper	12`7" x 10`1"
Bedroom	Lower	14`8" x 11`7"
4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	15`6" x 9`7"
Laundry	Main	6`2" x 3`2"
Bedroom	Upper	10`4" x 9`9"
Bedroom	Lower	11`7" x 10`10"
4pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"

Title: **Fee Simple**
Legal Desc: **0610322**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to this beautiful 5-bedroom, 3.5-bath family home offering nearly 2300 SF of finished space, perfect for your growing family! Nestled in the sought-after Sagewood community, this home features recent upgrades including new laminate flooring on the main floor, fresh carpet on the upper and lower levels, updated bathrooms, and fresh paint throughout. As you enter, you'll be greeted by high ceilings in the front entry, leading into an open and bright main floor. The spacious open-concept kitchen boasts pine cabinets, stainless steel appliances, and a center island that overlooks the dining and family room areas—ideal for keeping everyone connected while cooking. Large windows in the family area provide a view of the backyard, allowing natural light to flood the space. From the dining room, step out onto the deck and into the expansive backyard, perfect for outdoor gatherings and play. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a 4-piece ensuite and a walk-in closet. Two additional bedrooms are perfectly sized for children, complemented by another full bathroom on this level. The fully developed lower level adds even more value with two additional bedrooms and another full 4-piece bathroom, offering plenty of space for guests or teens. Your backyard features a 3-tiered deck with a hot tub and a fully fenced yard, providing ample space for family activities and relaxation. The location is exceptional—just steps from the pond and surrounded by numerous walking paths, parks, and green spaces. Plus, you're conveniently located near three schools: CW Perry School, Ralph McCall School, and Our Lady Queen of Peace. Don't miss this incredible opportunity—this home won't last long! Book your viewing today!**

Inclusions: **Hot Tub included**
Property Listed By: **2% Realty**

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









