



THE
A-TEAM

**RE/MAX
FIRST**

358 SAGEWOOD Gardens, Airdrie T4B 3A5

MLS®#: **A2170493**

Area: **Sagewood**

Listing Date: **10/04/24**

List Price: **\$674,700**

Status: **Pending**

County: **Airdrie**

Change: **-\$25k, 26-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2005**

Lot Information

Lot Sz Ar: **4,490 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,185**
Low Sqft:
Ttl Sqft: **2,185**

DOM

47
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance, Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet, Laminate, Vinyl Plank**
Water Source:
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
Kitchen	Main	12`8" x 11`11"
Living Room	Main	17`6" x 14`2"
Bedroom - Primary	Upper	14`2" x 13`0"
Bedroom	Upper	17`11" x 10`7"
Bonus Room	Upper	13`0" x 12`9"
Game Room	Basement	26`8" x 12`10"
3pc Bathroom	Basement	10`5" x 5`10"

Room	Level	Dimensions
Dining Room	Main	11`9" x 8`11"
Den	Main	11`7" x 8`4"
Bedroom	Upper	12`3" x 10`6"
Bedroom	Basement	11`4" x 10`7"
Laundry	Basement	7`6" x 5`9"
2pc Bathroom	Main	4`9" x 4`9"
5pc Ensuite bath	Upper	14`7" x 12`10"

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:

Property Listed By:

NA

Real Broker

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









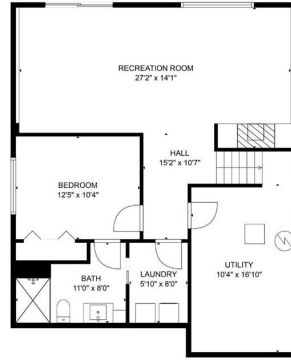


TOTAL: 2031 sq. ft.
 Below Ground: 910 sq. ft. FLOOR 2: 2121 sq. ft. FLOOR 3: 1098 sq. ft.
 EXCLUDED AREAS: DECK: 210 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

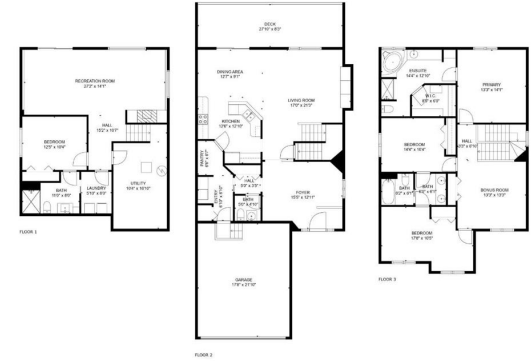




TOTAL: 3231 sq. ft.
 Below Ground: 918 sq. ft. FLOOR 2: 1333 sq. ft. FLOOR 3: 1088 sq. ft.
 EXCLUDED AREAS: DECK, 230 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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