



THE
A-TEAM

**RE/MAX
FIRST**

275 SAGEWOOD Gardens, Airdrie T4B 3A4

MLS®#: **A2172649**

Area: **Sagewood**

Listing Date: **10/12/24**

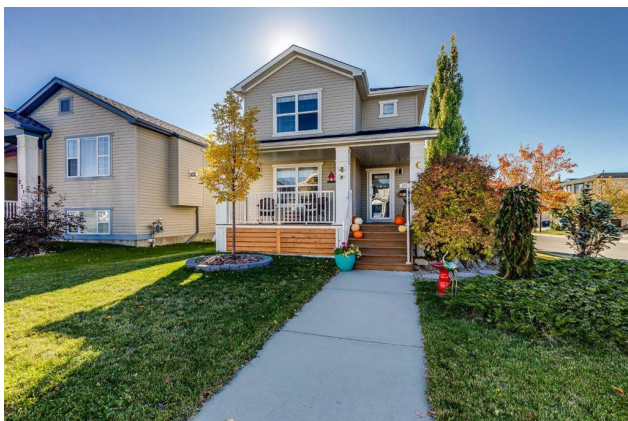
List Price: **\$609,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$21k, 01-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,154 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,481**
Low Sqft:
Ttl Sqft: **1,481**

DOM

39
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Low Maintenance Landscape,Private**
Park Feat: **Alley Access,Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Crown Molding,Granite Counters,Kitchen Island,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`5" x 12`10"
Dining Room	Main	14`6" x 9`0"
Bedroom - Primary	Upper	15`6" x 11`8"
Bedroom	Upper	10`8" x 8`9"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	13`8" x 12`9"
Laundry	Upper	5`6" x 3`0"
Bedroom	Upper	10`0" x 9`3"
Game Room	Basement	23`0" x 13`2"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC-14

0414527

Remarks

Pub Rmks: ****MASSIVE PRICE ADJUSTMENT ON THIS BEAUTIFUL HOME** You have to see this Home to see how Beautiful it truly is! This GORGEOUS Home is Full of CHARM AND CHARACTER and has seen some EXTENSIVE RENOVATIONS valuing over \$65,000. You will absolutely Fall in Love with this Home!! When you arrive, you will immediately notice the Beautiful Landscaping full of mature trees and shrubs, and the great Front Porch perfect to enjoy a cup of morning coffee. When you enter this Home, you are greeted by the comfortable and spacious Living Room that has a Large Front Window to enjoy the view. Coming into the NEWLY RENOVATED KITCHEN you will be impressed by the Abundance of Cabinetry that extends into the Dining area, the Oversized Island with Granite Countertop, Beautiful Backsplash tiling, Stainless Steel Appliances, Pot and Pan Drawers, Pantry, Potlights, and lovely Brushed Gold Fixtures and Hardware. The Dining area hosts a Large Table and has an amazing Window for Natural Light and views of the South facing yard. The Wooden Staircase with leads you to the Upper Level that has the Large Primary Bedroom with 4 pc Ensuite with refinished Cabinetry and Granite Countertop, and a Walk in Closet. The upper level also has Bedroom 2 which includes a Murphy Bed, Bedroom 3, the Full Bathroom with refinished Cabinetry and Granite Countertop, and the Laundry Room with a new Dryer. The Lower Level is NEWLY Renovated and features 9' Ceilings, a Large Recreation Room with a Fantastic Feature Wall with Custom Cabinetry, Electric Fireplace, and great Stone work with Mantle. There is plenty of Storage in the Utility Room, and even has a hidden area for an Office space / Playroom /or additional storage. This Beautiful Home has LAMINATE FLOORING THOUGHOUT - NO CARPETS except on stairwell, and is AIR CONDITIONED. The Fantastic SOUTH FACING Back Yard has a Large 2 tiered Deck with a Gazebo on the upper deck and the lower is very private making them a fantastic space to enjoy your Summer days. The Double Detached Garage fits a Full Sized Truck, has an Upgraded Lift Master door opener system, a 16' wide door, and 9' ceilings. The yard landscaping includes a Maple Tree, Lilac, Mini Blue Spruce, Swedish Aspens, and a New Prairie Spire Ash tree. There is also RV Parking with a Concrete Pad great for the RV or additional Vehicle. This Home is close to 3 Schools, Transportation, and Walking Paths. It is such a Spectacular Home and has been loved by the Original Owners! Please watch the video tour on MLS or Realtor.ca**

Inclusions: **TV Wall mounts (no TV's), Gazebo, Storage Shed, Murphy Bed, Cabinetry in the Dining Room.**
Property Listed By: **RE/MAX Rocky View Real Estate**

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



